



# Inspection Report

**Mr. and Mrs. John Smith**

**Property Address:**

456 Sample Dr.  
Jackson Tn. 42066



**Town and Country Property Inspections**

**Chris Ivy Lic. # 2483  
431 s. 16 th. street  
Mayfield Ky. 42066  
270-705-0624 Lic.#2483**



Table of Contents

[Cover Page..... 1](#)

[Table of Contents..... 3](#)

[Intro Page ..... 4](#)

[1 Roofing..... 6](#)

[2 Exterior..... 13](#)

[3 Garage..... 16](#)

[4 Interiors ..... 17](#)

[5 Structural Components ..... 19](#)

[6 Plumbing System ..... 25](#)

[7 Electrical System ..... 27](#)

[8 Heating / Central Air Conditioning30](#)

[9 Insulation and Ventilation..... 33](#)

[10 Built-In Kitchen Appliances ..... 35](#)

[General Summary..... 36](#)

[Invoice..... 52](#)

<b>Date:</b> 9/24/2015	<b>Time:</b> 11:00 AM	<b>Report ID:</b> 092415
<b>Property:</b> 456 Sample Dr. Jackson Tn. 42066	<b>Customer:</b> Mr. and Mrs. John Smith	<b>Real Estate Professional:</b>

### Existing Conditions

Virtually all houses have problems, regardless of age or usage. It is my purpose to document the general condition of the residence and to note any visible major defects. This is not a comprehensive document about the structure and should not be relied on as such. Cosmetic considerations (Paint, wall covering, carpeting, window coverings, etc.) and minor flaws are not within the scope of my inspection. Although some minor and cosmetic flaws may be noted in the report should not be considered a complete, definitive, or exhaustive list and should not be relied upon as such.

Routine maintenance is not within the scope of my inspection unless they otherwise constitute visible major defects as defined in your Home Inspection Report. Your report does not include all maintenance items and should not be relied upon for such items. Any recommendations that Town And Country Property Inspections makes for a service, a second opinion, or permit research involving any component or condition should be completed and documented before the close of escrow.

I report all conditions as they existed at the time of inspection. The information contained in your report maybe unreliable beyond the date of inspection due to changing conditions. Your inspection was essentially visual, is not technically exhaustive, and does not apply that every defect was found. Latent and concealed defects and deficiencies are excluded from the inspection. Cosmetic flaws and concealed defects will not be part of your Home Inspection.

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home. If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

#### Standards of Practice:

NACHI National Association of Certified  
Home Inspectors

#### In Attendance:

Customer and their agent

#### Type of building:

Condominium

#### Approximate age of building:

20+/-

#### Temperature:

Over 75

#### Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No


1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	ROOF COVERINGS				•	Roof Covering: Architectural
1.1	FLASHINGS	•				Viewed roof covering from:
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•				Ladder
1.3	ROOF DRAINAGE SYSTEMS				•	Sky Light(s): None
		IN	NI	NP	RR	Chimney (exterior): EIFS/Stucco

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **1.0** Roof covering consist of a architectural composition type shingle. The roof is in overall fair / good condition with no active leaks noted. However an exposed nail head was noted and tar has been used to repair an area as well. One shingle was loose and has slid down from its original position and some buckling was noted at an area above garage. Recommend qualified roofer evaluate for repair or replacement.

FYI: Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice.

The following factors affect the lifespan of roof-covering materials

- Roofing material quality: Better quality materials generally last longer.
- Installation method: Improper installation may reduce lifespan.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials (within 24-hour cycles) will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan.





1.0 Item 1(Picture)



1.0 Item 2(Picture)






1.0 Item 3(Picture) Close up at rear.



1.0 Item 4(Picture)

 **1.3** Gutter downspout extensions are recommended to help route excess rain water away from foundation. Some downspouts use an underground drain system and the areas where they terminate should be kept unobstructed to allow excess rain water to flow as intended.



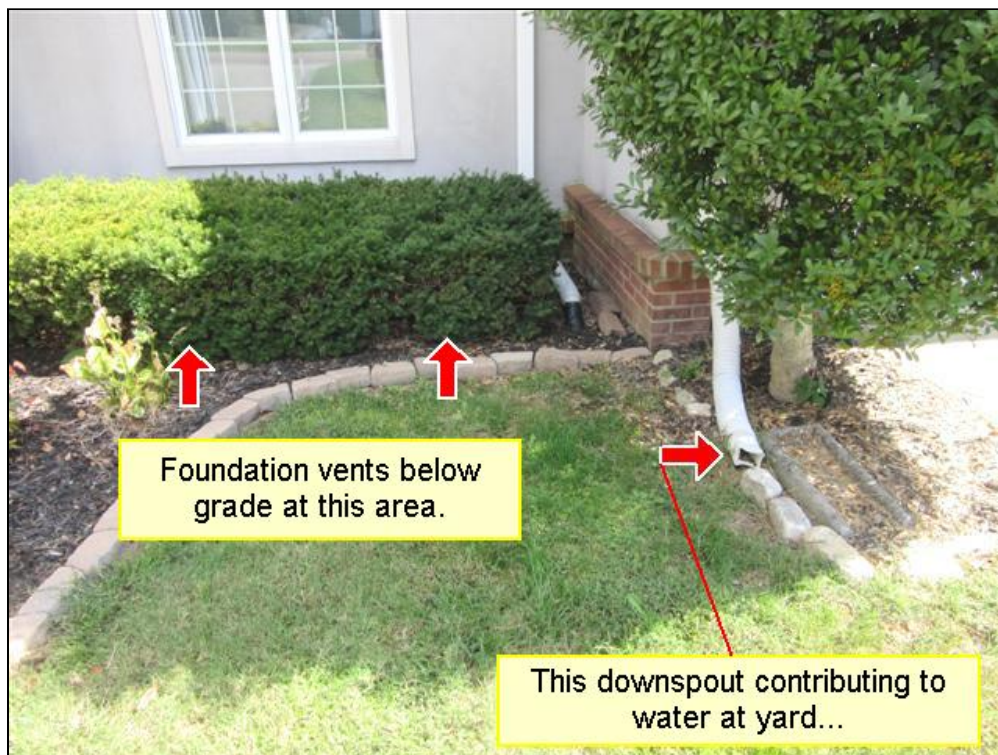


1.3 Item 1(Picture) Downspout disconnected.



1.3 Item 2(Picture) Buried gutter downspouts should be opened and allow water to flow as intended.





1.3 Item 3(Picture) Adjoining property owners gutter downspout may be contributing to water at crawlspace.

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM				•	<b>Siding Material:</b> EIFS
2.1	DOORS (Exterior)	•				<b>Exterior Entry Doors:</b> Insulated glass Metal
2.2	WINDOWS				•	<b>Appurtenance:</b> Deck with steps Covered porch Sidewalk
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•				<b>Driveway:</b> Concrete
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•				
2.5	EAVES, SOFFITS AND FASCIAS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**2.0** The subject property is clad with an Exterior Insulation and Finishing System (EIFS) also referred to as artificial or synthetic stucco.

Many EIFS/Stucco systems installed in the 1990's have had moisture intrusion related problems that can not often be identified by a home inspection ,as the scope or full nature of the damage that these systems can cause would be outside the scope of most any inspection as many of these areas are covered ,not visible or would require removal of the wall covering itself to fully evaluate.

A watertight seal or barrier is recommended with this type of siding and repairing any damaged / cracked areas at exterior and keeping windows and doors caulked with the appropriate sealer is highly recommended. Some cracks were noted and will need the correct type caulk or sealant used at these areas..

Caulking areas that are currently cracked or separated along with proper maintenance recommendations is imperative to minimize, and or prevent these problems and avoid costly repairs in the future.



2.0 Item 1(Picture) Maintaining caulk at exterior with this type of exterior finish is critical.

**2.2** Casement type windows are present some were stuck and were not opened or closed to prevent damaging the operating mechanism. At bedroom operating mechanism would not open close window ,it was closed manually. Recommend repair or replacement at window mechanism by qualified person ,then freeing stuck windows to determine their operating status.



2.2 Item 1(Picture) Damaged window opening mechanism.

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	GARAGE CEILINGS	•				<b>Garage Door Type:</b> One automatic  <b>Garage Door Material:</b> Metal  <b>Auto-opener</b>  <b>Manufacturer:</b> LIFT-MASTER 1/2 HORSEPOWER
3.1	GARAGE WALLS	•				
3.2	GARAGE FLOOR	•				
3.3	GARAGE DOOR (S)	•				
3.4	OCCUPANT DOOR FROM GARAGE TO INSIDE HOME	•				
3.5	GARAGE DOOR OPERATORS	•				
		IN	NI	NP	RR	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



		IN	NI	NP	RR	Styles & Materials
4.0	CEILINGS	•				<b>Ceiling Materials:</b> Drywall
4.1	WALLS	•				<b>Wall Material:</b> Drywall
4.2	FLOORS	•				<b>Floor Covering(s):</b> Carpet Tile
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•				<b>Interior Doors:</b> Hollow core Masonite Raised panel
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				<b>Window Types:</b> Casement  <b>Window Manufacturer:</b> UNKNOWN  <b>Cabinetry:</b> Wood  <b>Countertop:</b> Laminate
4.5	DOORS (REPRESENTATIVE NUMBER)	•				
4.6	WINDOWS (REPRESENTATIVE NUMBER)	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

Comments:

**4.4 Lazy susan door rubbing at bottom and may need minor adjustment.**

4.4 Item 1(Picture) Lazy susan door rubbing at bottom.

**4.5 Adjustment needed at shower door and medicine cabinet door. These should be minor repairs.**

4.5 Item 1(Picture) Shower door rubbing when operated.



4.5 Item 2(Picture) Medicine cabinet door does not close properly.

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.


5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•	<b>Foundation:</b> Masonry block <b>Method used to observe</b>
5.1	WALLS (Structural)	•				<b>Crawlspace:</b> Crawled
5.2	COLUMNS OR PIERS	•				<b>Floor Structure:</b> 2 X 10 Wood joists
5.3	FLOORS (Structural)	•				<b>Wall Structure:</b> 2 X 4 Wood
5.4	CEILINGS (structural)	•				<b>Columns or Piers:</b> Masonry block
5.5	ROOF STRUCTURE AND ATTIC	•				<b>Ceiling Structure:</b> 2X6 <b>Roof Structure:</b> Stick-built 2 X 6 Rafters <b>Roof-Type:</b> Gable <b>Method used to observe</b> <b>attic:</b> Walked <b>Attic info:</b> Pull Down stairs

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

 **5.0** Crawlspace had some growth consistent with mold or fungus at wood components within the crawlspace. Some water standing at plastic vapor barrier noted as well.. Contributing factors likely include foundation vents at front below grade, drain at crawlspace stopped up, gutter downspouts not properly routed or disconnected and loose or missing vapor barrier at crawlspace. Recommendations are made elsewhere individually in this report. Recommendations will aid in reducing humidity levels and in turn mold or fungus that can grow as a result.

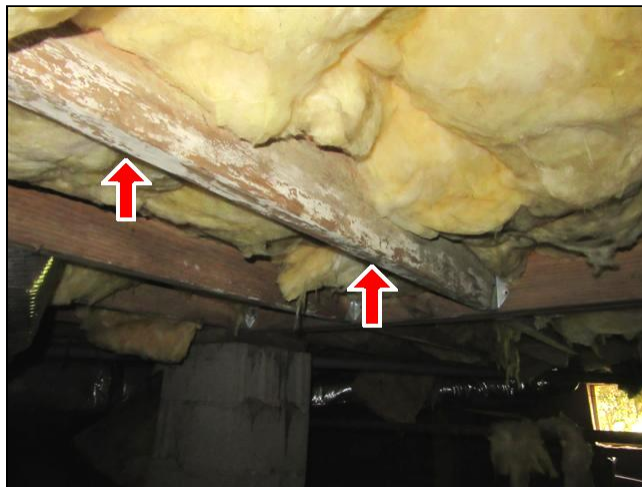
The only way to confirm the type of microbial growth or mold is through testing from a qualified laboratory which is outside the scope of a home inspection.

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.



5.0 Item 1(Picture) Some standing water noted at crawlspace.



5.0 Item 2(Picture) Microbial growth noted at floor joist.



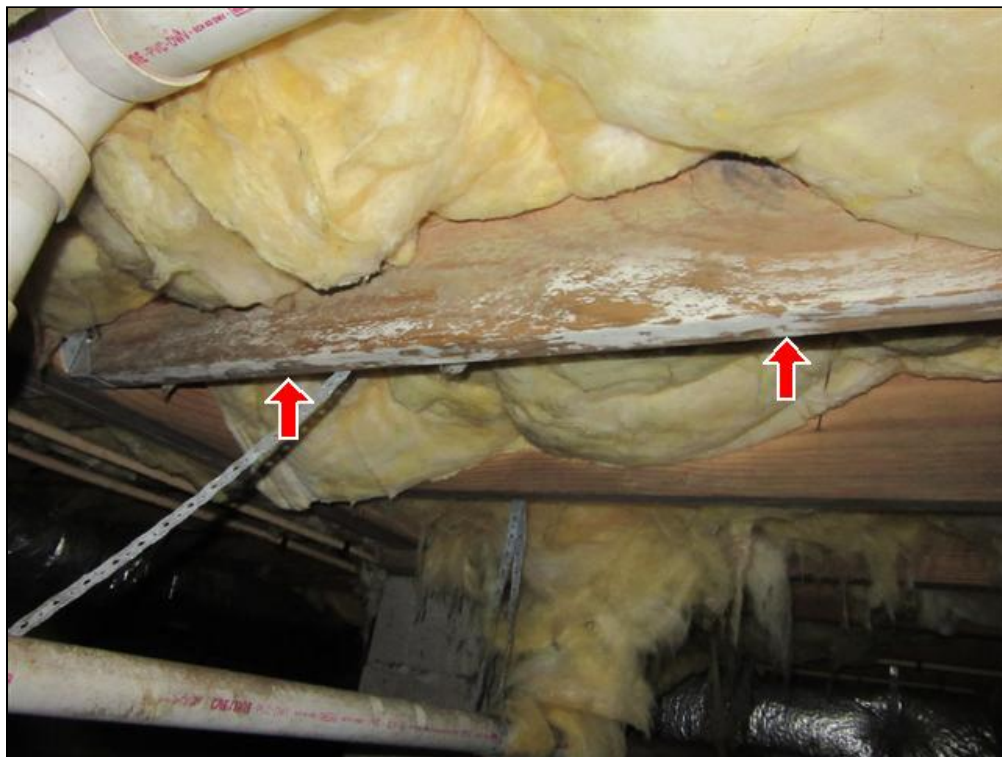


5.0 Item 3(Picture) Drain at crawlspace stopped up.



5.0 Item 4(Picture) Same drain after removing debris.





5.0 Item 5(Picture) Growth at floor joist..

**5.4** Most of the walls and ceilings are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

**5.5** The roof was framed primarily using manufactured roof trusses.

FYI: Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection.

Roof trusses should never be cut or structurally altered in any way.

Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided unless designed to be used in such a manor.



5.5 Item 1(Picture) Trusses at attic area.



5.5 Item 2(Picture) Another view of roof structure.

---

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
6.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				<b>Water Source:</b> Public
6.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•	<b>Water Filters:</b> None
6.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•				<b>Plumbing Water Supply</b> <b>(into home):</b> PVC
6.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	•				<b>Plumbing Water</b> <b>Distribution (inside home):</b> CPVC
6.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior+Exterior fuel storage, piping, venting, supports, leaks)	•				<b>Washer Drain Size:</b> 2" Diameter
6.5	MAIN FUEL SHUT OFF (Describe Location)	•				<b>Plumbing Waste:</b> PVC
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	<b>Water Heater Power</b> <b>Source:</b> Natural gas
						<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)
						<b>Manufacturer:</b> RUUD
						<b>Water Heater Location:</b> Garage Closet

Comments:

**6.1** Corrosion noted at cold water supply at water heater . This indicated a slow leak has been present. Recommend qualified person repair.



6.1 Item 1(Picture) Corrosion noted at hot water heater plumbing.

### 6.3

**The main shut off is located outside in the ground at municipal water meter and hot water shut off valve located at water heater.**

**6.5** The main fuel shut off is at gas meter outside.

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

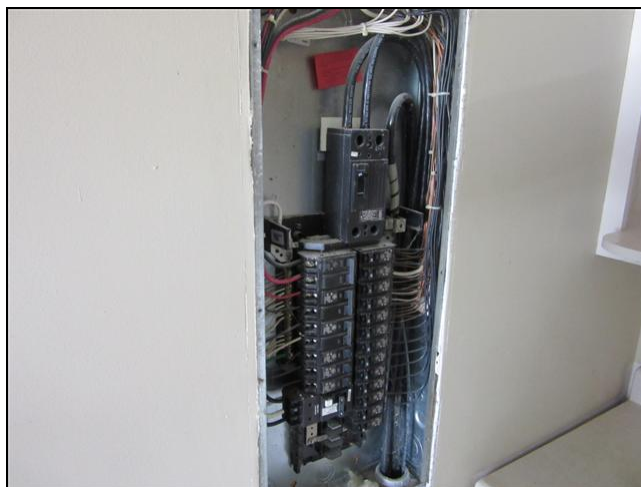
		IN	NI	NP	RR	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS	•				<b>Electrical Service</b>
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•				<b>Conductors:</b> Below ground Copper 220 volts
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE				•	<b>Panel capacity:</b> 200 AMP
7.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				<b>Panel Type:</b> Circuit breakers
7.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•				<b>Electric Panel</b> <b>Manufacturer:</b> GENERAL ELECTRIC
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)				•	<b>Branch wire 15 and 20</b>
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	•				<b>AMP:</b> Copper
7.7	SMOKE DETECTORS				•	<b>Wiring Methods:</b> Romex
7.8	CARBON MONOXIDE DETECTORS	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

### Comments:

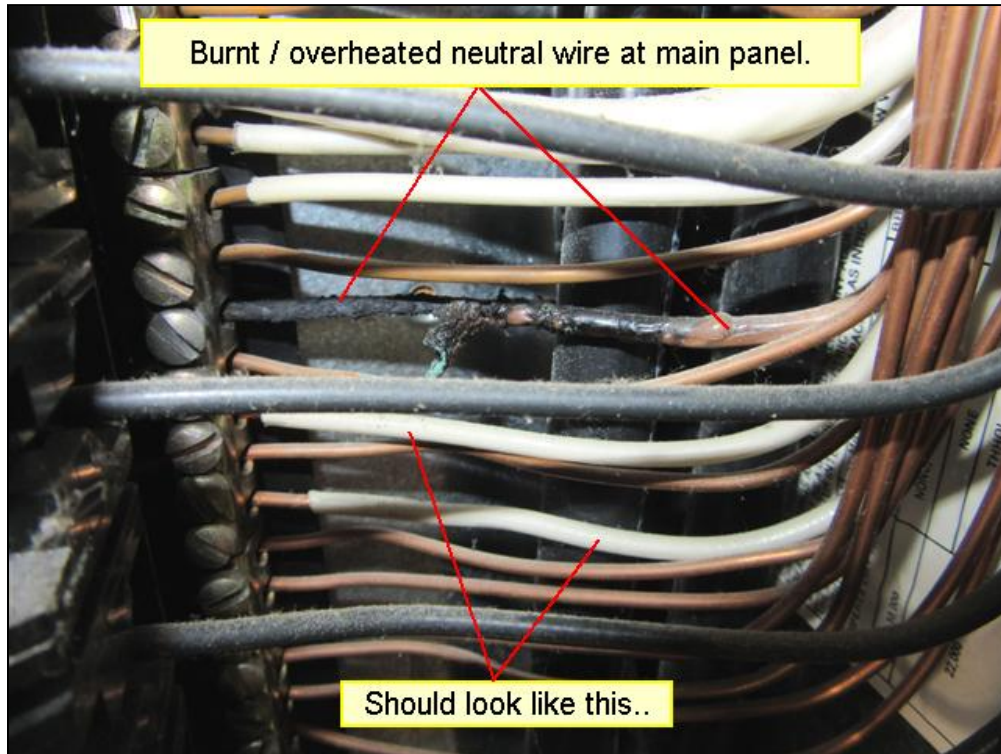
7.1 Inspected.



7.1 Item 1(Picture) View of main panel with cover removed.



**7.2** At main panel a burnt / overheated neutral wire was noted. Recommend qualified person evaluate and repair.



7.2 Item 1(Picture) Overheated neutral wire noted at main panel.

**7.5** GFCI type receptacle at kitchen would not trip when tested, recommend qualified person repair or replace.



7.5 Item 1(Picture) GFCI type receptacle would not trip when tested.(kitchen)

**7.6** Main electric service panel is located in the garage.

**7.7** Smoke detectors are required at all sleeping areas as well as common hallways. Recommend installing missing or outdated detectors and replacing batteries at six month intervals.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
8.0	HEATING EQUIPMENT	•				<b>Heat Type:</b> Split system (gas)
8.1	NORMAL OPERATING CONTROLS	•				<b>Energy Source:</b> Natural gas
8.2	AUTOMATIC SAFETY CONTROLS	•				<b>Number of Heat Systems</b> <b>(excluding wood):</b> One
8.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				<b>Heat System Brand:</b> RUUD
8.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•				<b>Ductwork:</b> Insulated
8.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	•				<b>Filter Type:</b> Disposable
8.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	•				<b>Filter Size:</b> 20x20
8.7	GAS/LP FIRELOGS AND FIREPLACES	•				<b>Types of Fireplaces:</b> Vented gas logs
8.8	COOLING AND AIR HANDLER EQUIPMENT				•	<b>Cooling Equipment Type:</b> Split system (Air condenser outside)
8.9	NORMAL OPERATING CONTROLS	•				<b>Cooling Equipment Energy Source:</b> Electricity
8.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•				<b>Central Air Manufacturer:</b> RUUD

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

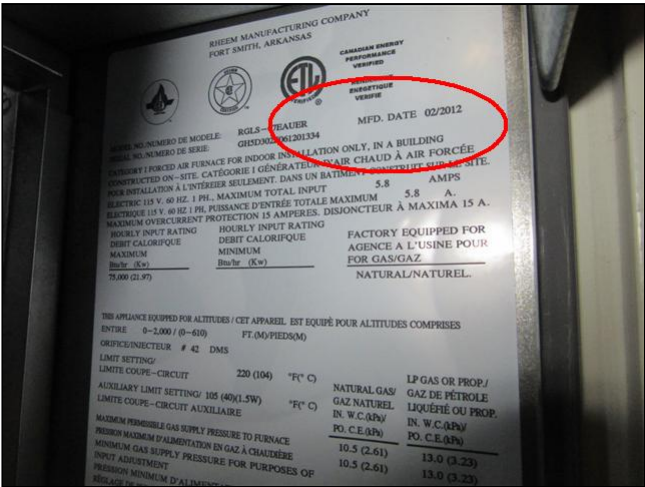
**Comments:**

8.0

A Ruud C/H/A unit (split system) supplies both heat and air to home. Based on serial number it was manufactured in 2012. It is approximately 3 years old. Life expectancy on these units is typically 15-20 +/- years. It worked as desired in heat mode the day of inspection. Would recommend having unit serviced annually to ensure safe and efficient operation. FYI: Inspection of the heat exchanger is outside the scope of a home inspection.



8.0 Item 1(Picture) View of air handler with cover removed.




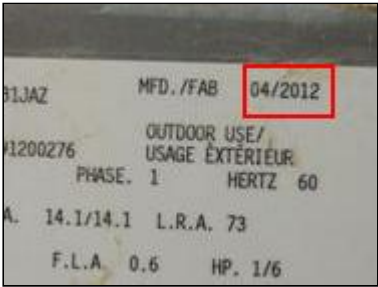
8.0 Item 2(Picture) Unit manufactured in 2012.

8.7 Gas logs worked as desired the day of inspection.



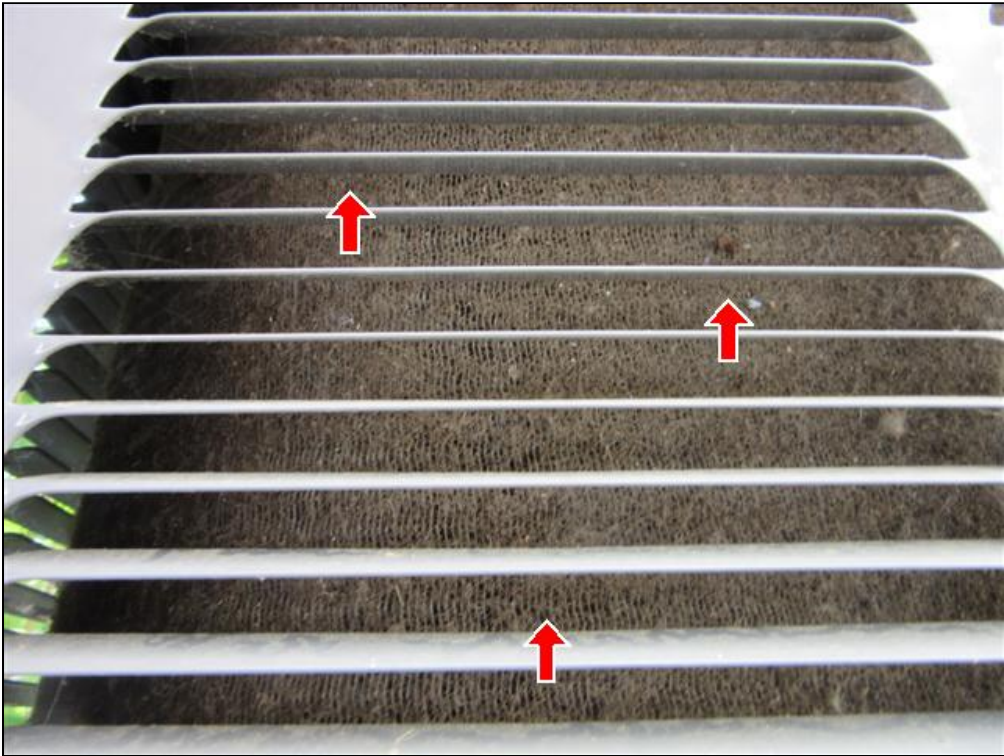
8.7 Item 1(Picture) Inspected.

 **8.8** A/C condenser is dirty and will need service to improve performance and improve efficiency.



8.8 Item 2(Picture) Unit manufactured in 2012.

8.8 Item 1(Picture) Ruud A/C condenser .



8.8 Item 3(Picture) Close up of A/C condenser fins.


The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION IN ATTIC	•				<b>Attic Insulation:</b> Batt Fiberglass R-19 or better
9.1	INSULATION UNDER FLOOR SYSTEM	•				
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)				•	<b>Ventilation:</b> Ridge vents
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS				•	<b>Exhaust Fans:</b> Fan/Heat/Light
9.4	VENTING SYSTEMS (Kitchens,baths,and laundry)	•				<b>Dryer Power Source:</b> 220 Electric <b>Dryer Vent:</b> Metal <b>Floor System Insulation:</b> Batts Fiberglass Above R-19

Comments:

 **9.2** Plastic vapor barrier at crawlspace floor is missing at areas. Recommend installing where missing to prevent moisture from entering these areas.



9.2 Item 1(Picture) Vapor barrier missing at places.



**🏠 9.3 Multiple foundation vents are at or near grade. This can allow water to enter if certain conditions are present i.e ,heavy rain, lack of gutters ,stopped up...overflowing gutters etc... Recommend repair by qualified person. This can include but is not limited to modifying the grade at this area and or installing "window wells" to prevent water from entering these areas.**



9.3 Item 1(Picture) Two foundation vents are below grade.

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER	•				Dishwasher Brand: AMANA
10.1	RANGES/OVENS/COOKTOPS	•				Disposer Brand: IN SINK ERATOR
10.2	RANGE HOOD	•				Exhaust/Range hood: RE-CIRCULATE AMANA
10.3	FOOD WASTE DISPOSER	•				Range/Oven: AMANA
10.4	MICROWAVE COOKING EQUIPMENT	•				Built in Microwave: AMANA

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.1 Worked as desired the day of inspection.



10.1 Item 1(Picture) Inspected.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



Town and Country Property Inspections

431 s. 16 th. street  
Mayfield Ky. 42066  
270-705-0624 Lic.#2483

Customer

Mr. and Mrs. John Smith

Address

456 Sample Dr.  
Jackson Tn. 42066

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERINGS

Repair or Replace



Roof covering consist of a architectural composition type shingle. The roof is in overall fair / good condition with no active leaks noted. However an exposed nail head was noted and tar has been used to repair an area as well. One shingle was loose and has slid down from its original position and some buckling was noted at an area above garage. Recommend qualified roofer evaluate for repair or replacement.



## 1. Roofing

FYI: Because of the many variables which affect the lifespan of roof-covering materials, the Inspector does not provide an estimate of the expected long-term service life of any roof-covering materials. This is in accordance with all inspection industry Standards of Practice.

The following factors affect the lifespan of roof-covering materials

- Roofing material quality: Better quality materials generally last longer.
- Installation method: Improper installation may reduce lifespan.
- Number of layers: Roofs installed over existing roofs will have reduced lifespan.
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate zone (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials (within 24-hour cycles) will shorten roof lifespans.
- Homesite conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Home orientation: Roofs which receive more sun deteriorate more quickly than roofs which receive less sun.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.
- Quality of maintenance: Poor maintenance will reduce lifespan.

## 1. Roofing



1.0 Item 1(Picture)



1.0 Item 2(Picture)



**1. Roofing**

1.0 Item 3(Picture) Close up at rear.



1.0 Item 4(Picture)

**1.3 ROOF DRAINAGE SYSTEMS****Repair or Replace**

Gutter downspout extensions are recommended to help route excess rain water away from foundation. Some downspouts use an underground drain system and the areas where they terminate should be kept unobstructed to allow excess rain water to flow as intended.



**1. Roofing**

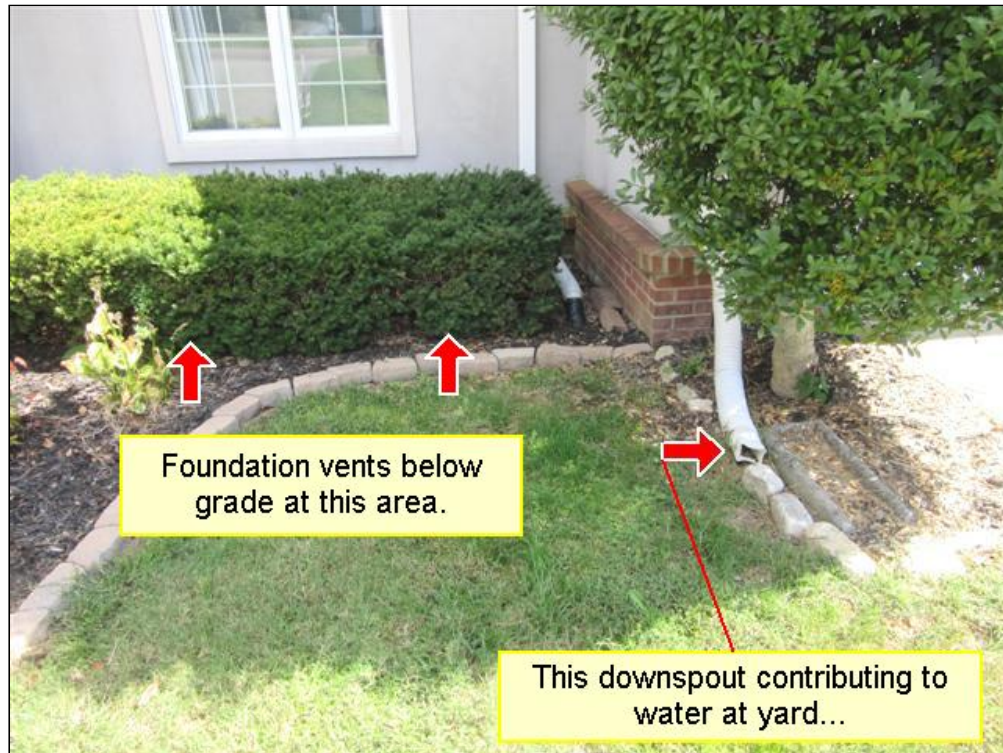
1.3 Item 1(Picture) Downspout disconnected.



1.3 Item 2(Picture) Buried gutter downspouts should be opened and allow water to flow as intended.



## 1. Roofing



1.3 Item 3(Picture) Adjoining property owners gutter downspout may be contributing to water at crawlspace.

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Repair or Replace



The subject property is clad with an Exterior Insulation and Finishing System (EIFS) also referred to as artificial or synthetic stucco.

Many EIFS/Stucco systems installed in the 1990's have had moisture intrusion related problems that can not often be identified by a home inspection ,as the scope or full nature of the damage that these systems can cause would be outside the scope of most any inspection as many of these areas are covered ,not visible or would require removal of the wall covering itself to fully evaluate.

A watertight seal or barrier is recommended with this type of siding and repairing any damaged / cracked areas at exterior and keeping windows and doors caulked with the appropriate sealer is highly recommended. Some cracks were noted and will need the correct type caulk or sealant used at these areas..

Caulking areas that are currently cracked or separated along with proper maintenance recommendations is imperative to minimize, and or prevent these problems and avoid costly repairs in the future.



## 2. Exterior



2.0 Item 1(Picture) Maintaining caulk at exterior with this type of exterior finish is critical.

### 2.2 WINDOWS

#### Repair or Replace



Casement type windows are present some were stuck and were not opened or closed to prevent damaging the operating mechanism. At bedroom operating mechanism would not open close window ,it was closed manually. Recommend repair or replacement at window mechanism by qualified person ,then freeing stuck windows to determine their operating status.



2.2 Item 1(Picture) Damaged window opening mechanism.

## 5. Structural Components

### 5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Repair or Replace



Crawlspace had some growth consistent with mold or fungus at wood components within the crawlspace. Some water standing at plastic vapor barrier noted as well.. Contributing factors likely include foundation vents at front below grade, drain at crawlspace stopped up, gutter downspouts not properly routed or disconnected and loose or missing vapor barrier at crawlspace. Recommendations are made elsewhere individually in this report. Recommendations will aid in reducing humidity levels and in turn mold or fungus that can grow as a result.

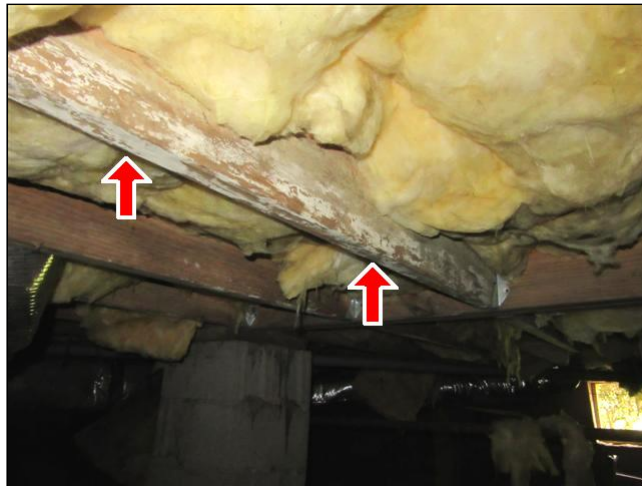
The only way to confirm the type of microbial growth or mold is through testing from a qualified laboratory which is outside the scope of a home inspection.

The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Mold fungi are present in all homes and may be present at levels at which sensitive people may react physically to their presence, even at levels at which fungal colonies are not visible, or when fungal colonies are hidden in inaccessible portions of the home.

If you are concerned with mold, the Inspector recommends that you hire a specialist to perform further testing.

**5. Structural Components**

5.0 Item 1(Picture) Some standing water noted at crawlspace.



5.0 Item 2(Picture) Microbial growth noted at floor joist.

**5. Structural Components**

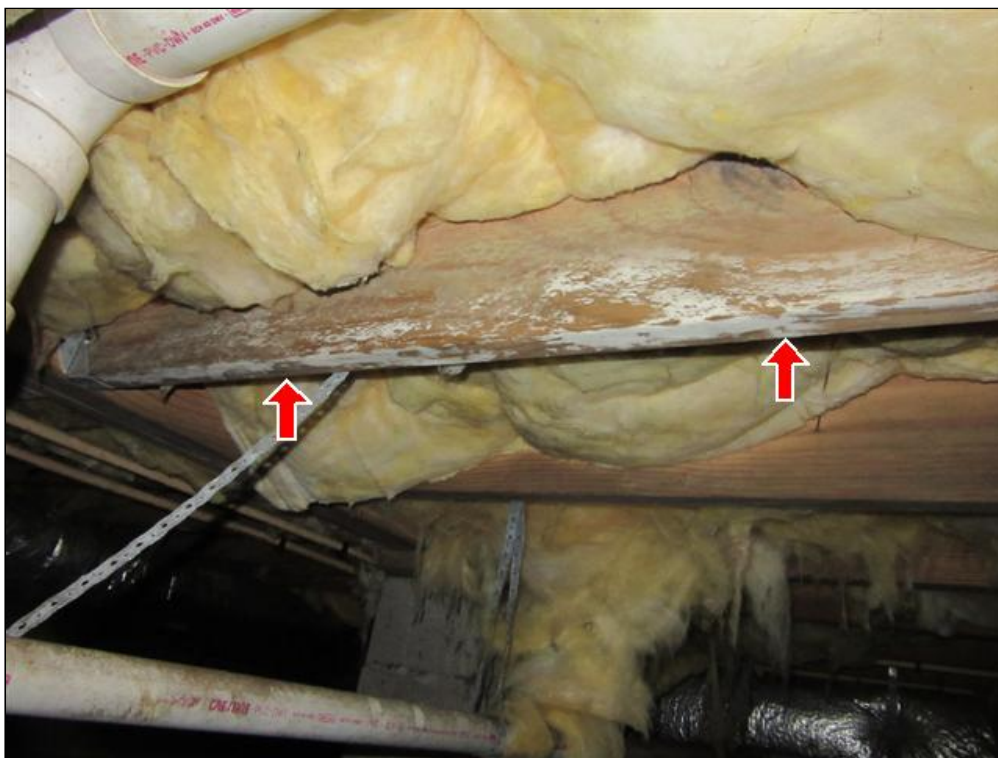
5.0 Item 3(Picture) Drain at crawlspace stopped up.



5.0 Item 4(Picture) Same drain after removing debris.



## 5. Structural Components



5.0 Item 5(Picture) Growth at floor joist..

## 6. Plumbing System

### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace



Corrosion noted at cold water supply at water heater . This indicated a slow leak has been present. Recommend qualified person repair.



6.1 Item 1(Picture) Corrosion noted at hat water heater plumbing.



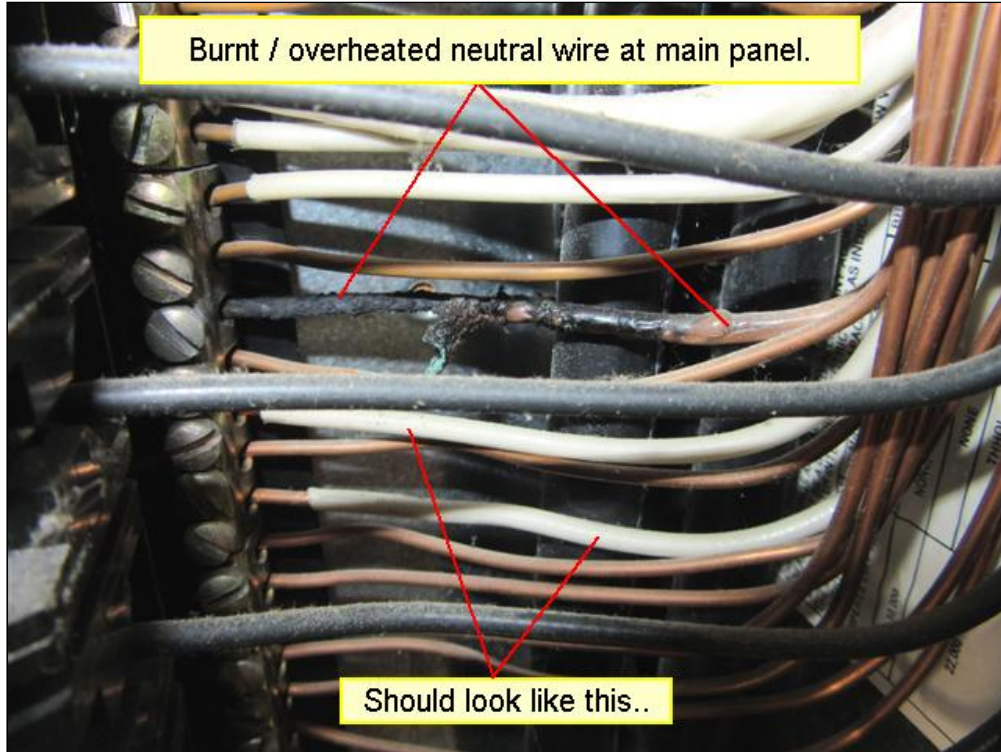
## 7. Electrical System

### 7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace



At main panel a burnt / overheated neutral wire was noted. Recommend qualified person evaluate and repair.



7.2 Item 1(Picture) Overheated neutral wire noted at main panel.

### 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Repair or Replace



GFCI type receptacle at kitchen would not trip when tested, recommend qualified person repair or replace.



7.5 Item 1(Picture) GFCI type receptacle would not trip when tested.(kitchen)

## 7. Electrical System

### 7.7 SMOKE DETECTORS

Repair or Replace



Smoke detectors are required at all sleeping areas as well as common hallways. Recommend installing missing or outdated detectors and replacing batteries at six month intervals.

## 8. Heating / Central Air Conditioning

### 8.8 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace



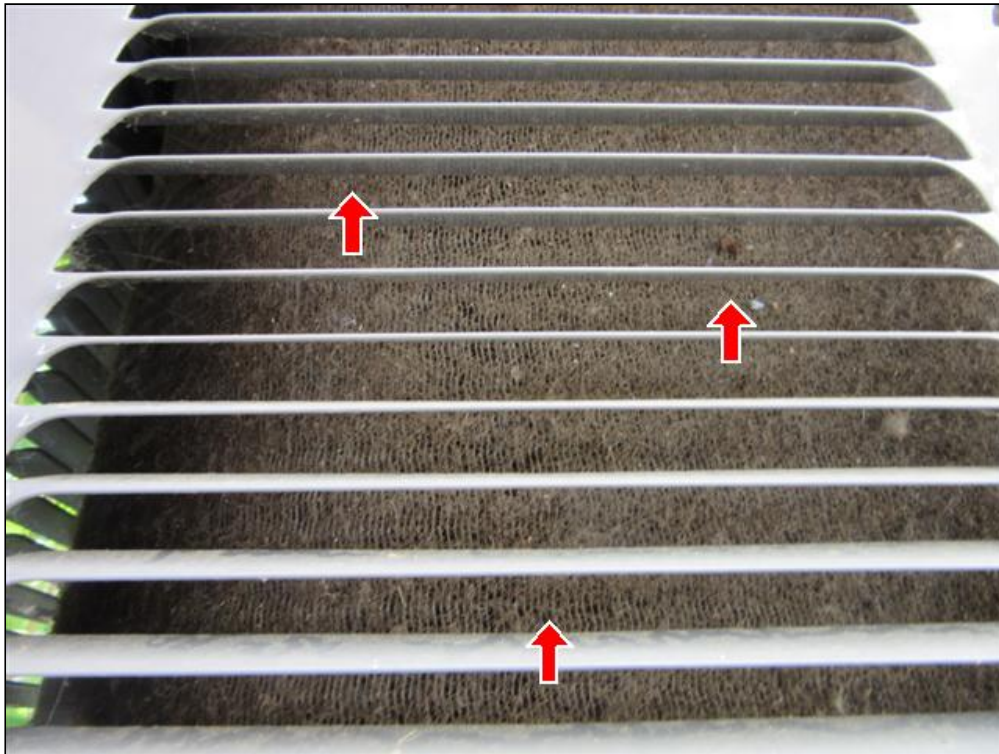
A/C condenser is dirty and will need service to improve performance and improve efficiency.

## 8. Heating / Central Air Conditioning



8.8 Item 2(Picture) Unit manufactured in 2012.

8.8 Item 1(Picture) Ruud A/C condenser .



8.8 Item 3(Picture) Close up of A/C condenser fins.

## 9. Insulation and Ventilation

### 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

#### Repair or Replace



Plastic vapor barrier at crawlspace floor is missing at areas. Recommend installing where missing to prevent moisture from entering these areas.



## 9. Insulation and Ventilation



9.2 Item 1(Picture) Vapor barrier missing at places.

### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Repair or Replace



Multiple foundation vents are at or near grade. This can allow water to enter if certain conditions are present i.e ,heavy rain, lack of gutters ,stopped up...overflowing gutters etc... Recommend repair by qualified person. This can include but is not limited to modifying the grade at this area and or installing "window wells" to prevent water from entering these areas.



9.3 Item 1(Picture) Two foundation vents are below grade.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic

---

items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chris Ivy*





INVOICE

Town and Country Property Inspections  
431 s. 16 th. street  
Mayfield Ky. 42066  
270-705-0624 Lic.#2483  
Inspected By: Chris Ivy

Inspection Date: 9/24/2015  
Report ID: 092415

Customer Info:	Inspection Property:
Mr. and Mrs. John Smith	456 Sample Dr. Jackson Tn. 42066
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 1,501	275.00	1	275.00
			Tax \$0.00
			Total Price \$275.00

Payment Method: Check  
Payment Status: Paid At Time Of Inspection  
Note: Thank You