

Your Inspection Report

1234 Home Place
Your Town, TN

PREPARED FOR:

JED SMITH

INSPECTION DATE:

Wednesday, March 27, 2013

PREPARED BY:

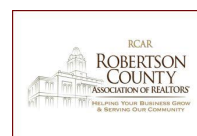
Timothy Fuller



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Timothy Fuller

EVIDENCE EDUCATION EXPERIENCE
When experience and education allows you to make better decisions.

COMPLETE SUMMARY

1234 Home Place, Your Town, TN March 27, 2013

Report No. 1001, v.6

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COMPLETE S

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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REFERENCE

Note: For the purpose of this report the building is considered to be facing **South**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Wood shingles and shakes

Condition: • [Old, worn out](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout

Task: Replace

Time: Less than 1 year

Cost: Major

SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Damage](#)

The drain waste vent flanges are beginning to crack at the pipe connection. These are probably leaking a small amount of moisture now, it just isn't enough to show through into the house. Replace these flanges soon to avoid any damage to interior finishes or contents.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Replace

Time: Immediate

Exterior

DOORS \ Doors and frames

Condition: • [Rot](#)

Both sides of the back door frame have rotted and is allowing moisture to enter into the flooring and joists in the crawl space. I recommend repairing this door frame or replacing it as necessary.

Implication(s): Chance of damage to finishes and structure

Location: Rear Deck

Task: Repair

Structure

FLOORS \ Columns or piers

Condition: • [Missing](#)

I found one pier that would be at the front of the house in the living room area. This pier is too short to supply any support for this girder. I recommend increasing the height of this pier to help support the load of the living room area.

Implication(s): Chance of structural movement

Location: Front Crawl Space

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Task: Provide

Time: Immediate

FLOORS \ Joists

Condition: • [Notches or holes](#)

Floor joists must be reinforced when they are notched out for plumbing or heating features. I recommend a licensed contractor repair this floor joist immediately.

Implication(s): Weakened structure

Location: Right Side Crawl Space

Task: Repair

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Wrong fuse or breaker size](#)

This 30 amp breaker is labeled to supply the garage door opener. It has a 14 gauge wire attached to it. In electrical circuits for residential use a 14 gauge wire should be protected by a 15 amp circuit breaker. I recommend an electrician evaluate this circuit and either approve of it in writing or make the necessary repairs.

Implication(s): Fire hazard | Damage to equipment | Equipment overheating

Location: Garage

Task: Repair

Time: Immediate

Heating

GAS FURNACE \ Venting system

Condition: • [Rust, dirty, obstructed](#)

There is rust and corrosion falling into and all around the heat exchanger in this furnace. I recommend a HVAC technician clean and evaluate the condition of this furnace. I further recommend a carbon monoxide test be run to insure the safety of operation of this unit. This unit is 17 years old and may be near the end of its useful life.

Implication(s): Hazardous combustion products entering home | Equipment not operating properly

Location: Basement

Task: Further evaluation

Time: Immediate

Insulation and Ventilation

ATTIC/ROOF \ Pull-down stairs/ladder

Condition: • [Not insulated](#)

I recommend installing insulation over these pull down stairs for the second floor attic area. There are insulating blankets or domes that can be used to help prevent heat loss through this opening. Another good thing to do is to install weather stripping around the edges of the opening that will seal when the stairs are pushed up.

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Implication(s): Reduced comfort | Increased heating and cooling costs

Location: Hallway Bathroom

Task: Provide

Time: Less than 1 year

Plumbing

WASTE PLUMBING \ Drain piping - installation

Condition: • Missing

The jacuzzi tub drain was never connected to this drain waste pipe. The connection was left open during construction. You can see where toilet solid waste has overflowed from the pipe opening and is spilling into the crawl space. I recommend a plumber either close this opening or connect the jacuzzi tub in an appropriate manner.

Location: Crawl Space

Task: Further evaluation

Time: Immediate

FIXTURES AND FAUCETS \ Toilet

Condition: • The wax ring may be leaking or the toilet flange may be damaged

This toilet was loose to the floor on the day of inspection. When viewed from underneath you can see that it is leaking. I recommend a plumber evaluate the cause of this failure and make necessary repairs.

Location: First Floor

Task: Repair

Time: Immediate

Interior

APPLIANCES \ Dryer

Condition: • Dryer not vented to exterior

The dryer vent is currently going directly into the crawl space. This allows all of the dryer lint to build up in the crawl space and became a hazard for fire and mold. I recommend installing a proper dryer vent line that goes to the exterior of the building.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Basement

Task: Repair

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Observations and Opinions

SLOPED ROOFING \ Wood shingles and shakes

Condition: • [Old, worn out](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

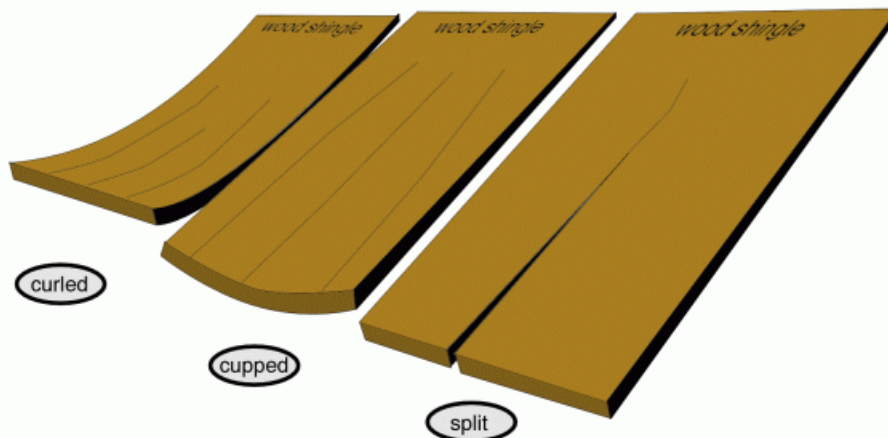
Location: Throughout

Task: Replace

Time: Less than 1 year

Cost: Major

Curling, cupping and splitting wood shingles



SLOPED ROOF FLASHINGS \ Pipe/stack flashings

Condition: • [Damage](#)

The drain waste vent flanges are beginning to crack at the pipe connection. These are probably leaking a small amount

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of moisture now, it just isn't enough to show through into the house. Replace these flanges soon to avoid any damage to interior finishes or contents.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Roof

Task: Replace

Time: Immediate



Damage

Construction and Descriptions

Sloped roofing material: • Composition shingles

Inspection Methods and Limitations

Inspection performed: • By walking on roof

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Observations and Opinions

DOORS \ Doors and frames

Condition: • [Rot](#)

Both sides of the back door frame have rotted and is allowing moisture to enter into the flooring and joists in the crawl space. I recommend repairing this door frame or replacing it as necessary.

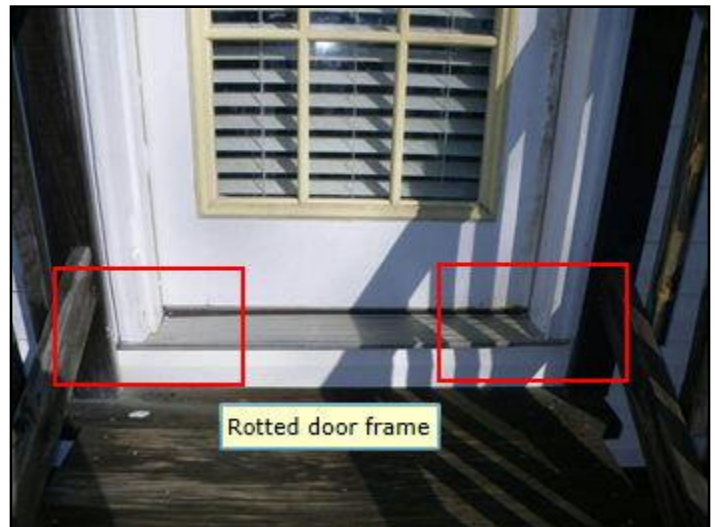
Implication(s): Chance of damage to finishes and structure

Location: Rear Deck

Task: Repair



Rot in flooring



Rot

Construction and Descriptions

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Below grade](#)

Wall surfaces and trim: • [Vinyl siding](#)

Wall surfaces - masonry: • [Brick](#)

Exterior steps: • Wood

Inspection Methods and Limitations

Inspection limited/prevented by: • Car/storage in garage • Poor access under steps, deck, porch

Exterior inspected from: • Ground level

Observations and Opinions

FLOORS \ Columns or piers

Condition: • [Missing](#)

I found one pier that would be at the front of the house in the living room area. This pier is too short to supply any support for this girder. I recommend increasing the height of this pier to help support the load of the living room area.

Implication(s): Chance of structural movement

Location: Front Crawl Space

Task: Provide

Time: Immediate



Missing

FLOORS \ Joists

Condition: • [Notches or holes](#)

Floor joists must be reinforced when they are notched out for plumbing or heating features. I recommend a licensed contractor repair this floor joist immediately.

Implication(s): Weakened structure

Location: Right Side Crawl Space

Task: Repair

Time: Immediate

STRUCTURE

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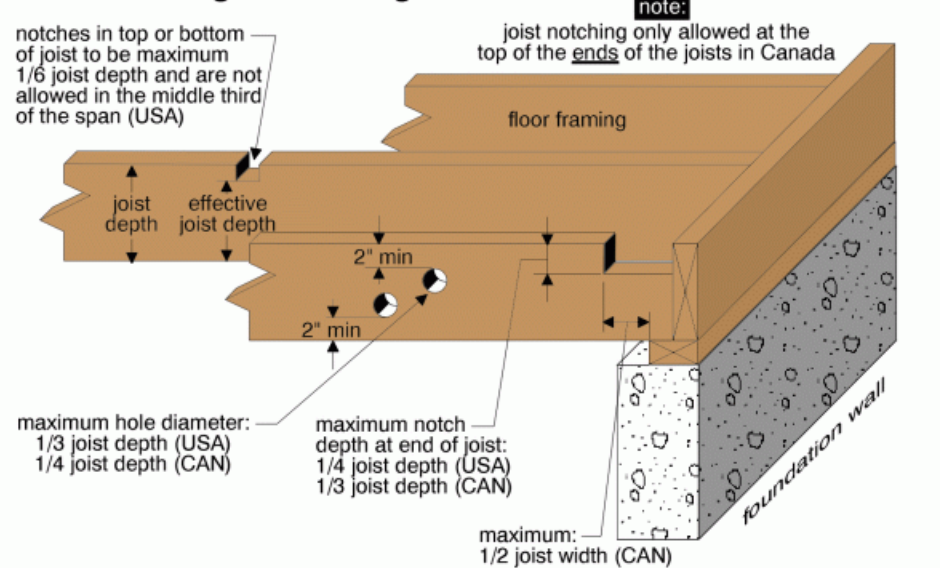
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Joist notching and drilling



Notches or holes

Construction and Descriptions

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#)

Floor construction: • [Joists](#) • Steel columns • Subfloor - plywood

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Plywood sheathing](#)

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Inspection Methods and Limitations

Inspection limited/prevented by: • Carpet/furnishings

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 30 %

Observations and Opinions

General

- Any electrical recommendations should be considered high priority items, since all electrical issues are safety concerns.

SERVICE BOX, GROUNDING AND PANEL \ Service box - fuse, breaker, wire

Condition: • [Wrong fuse or breaker size](#)

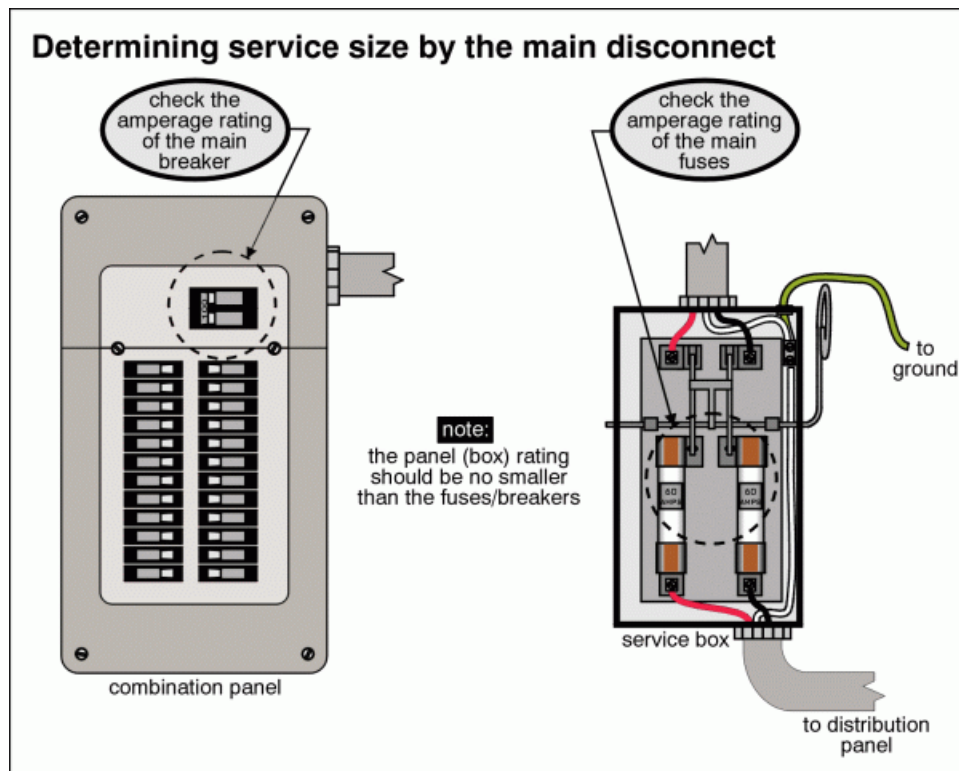
This 30 amp breaker is labeled to supply the garage door opener. It has a 14 gauge wire attached to it. In electrical circuits for residential use a 14 gauge wire should be protected by a 15 amp circuit breaker. I recommend an electrician evaluate this circuit and either approve of it in writing or make the necessary repairs.

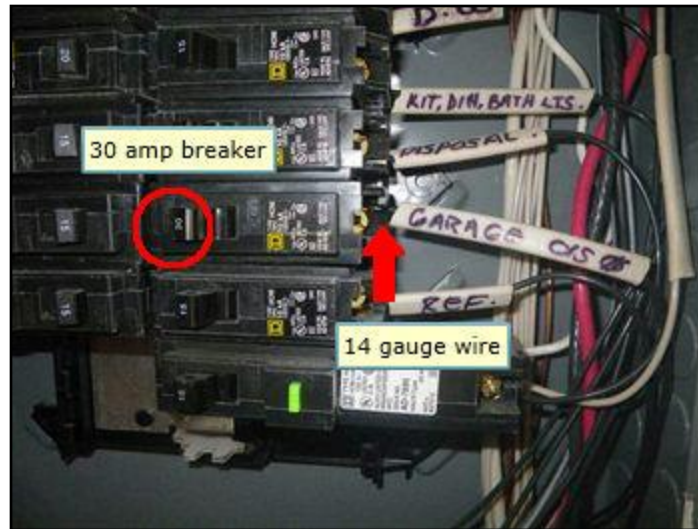
Implication(s): Fire hazard | Damage to equipment | Equipment overheating

Location: Garage

Task: Repair

Time: Immediate





Wrong fuse or breaker size

Construction and Descriptions

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - garage](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution wire material and type: • Aluminum to Range • Copper to HVAC

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - garage](#) • [GFCI - kitchen](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Inspection Methods and Limitations

General: • Concealed electrical components are not evaluated during the home inspection.

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

HEATING

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Observations and Opinions

GAS FURNACE \ Venting system

Condition: • [Rust, dirty, obstructed](#)

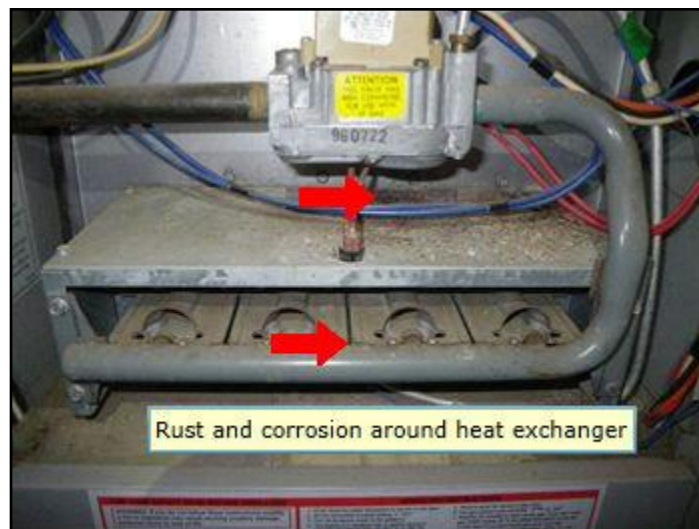
There is rust and corrosion falling into and all around the heat exchanger in this furnace. I recommend a HVAC technician clean and evaluate the condition of this furnace. I further recommend a carbon monoxide test be run to insure the safety of operation of this unit. This unit is 17 years old and may be near the end of its useful life.

Implication(s): Hazardous combustion products entering home | Equipment not operating properly

Location: Basement

Task: Further evaluation

Time: Immediate



Rust, dirty, obstructed

Construction and Descriptions

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

• American Standard

Model number: FGH2345 Serial number: 2701CK8563

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [80,000 BTU/hr](#)

Approximate age: • [17 years](#)

Main fuel shut off at: • Meter

Fireplace/stove: • [Gas logs](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Metal](#)

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Inspection Methods and Limitations

Fireplace/wood stove: • Quality of chimney draw cannot be determined

COOLING & HEAT PUMP

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Observations and Opinions

RECOMMENDATIONS \ Overview

Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.
The air conditioning system function using normal controls on the day of inspection.

Construction and Descriptions

Air conditioning type: • Ceiling Fan

Air conditioning type: • [Air cooled](#)

Manufacturer:

• American Standard

Model number: 234HJKH68372 *Serial number:* FD23476

Cooling capacity: • [4 Tons](#)

Compressor type: • Electric

Compressor approximate age: • 4 years

Inspection Methods and Limitations

Heat gain/loss calculations: • Not done as part of a building inspection

Observations and Opinions

ATTIC/ROOF \ Pull-down stairs/ladder

Condition: • [Not insulated](#)

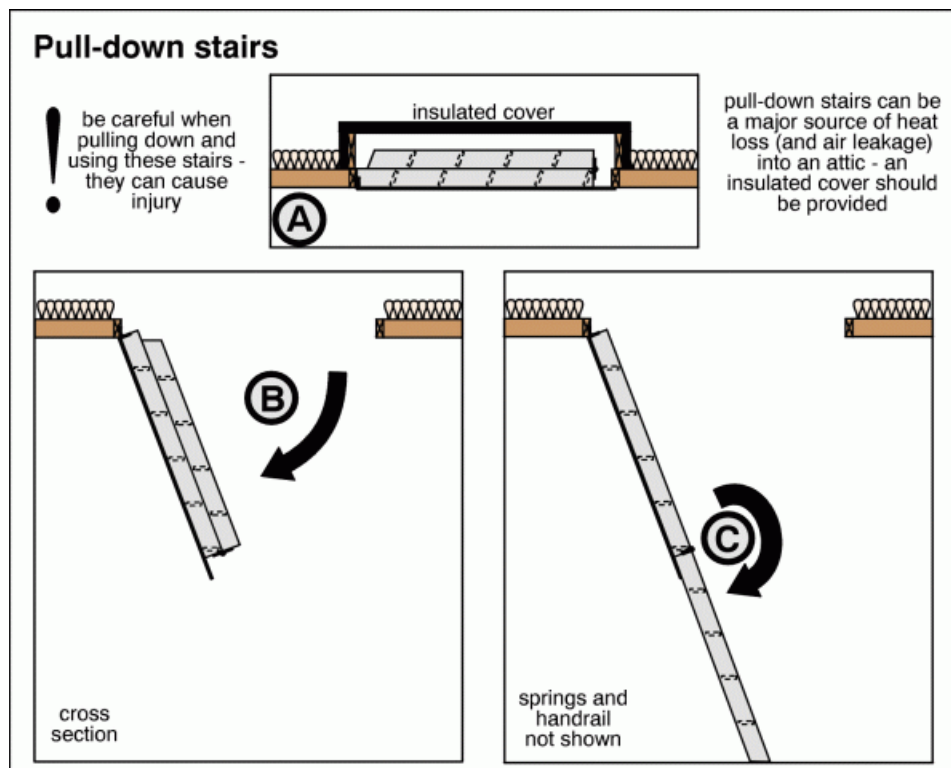
I recommend installing insulation over these pull down stairs for the second floor attic area. There are insulating blankets or domes that can be used to help prevent heat loss through this opening. Another good thing to do is to install weather stripping around the edges of the opening that will seal when the stairs are pushed up.

Implication(s): Reduced comfort | Increased heating and cooling costs

Location: Hallway Bathroom

Task: Provide

Time: Less than 1 year



INSULATION AND VENTILATION

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Not insulated

Construction and Descriptions

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-28](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material:

• [Glass fiber](#)

Approximately 50% of the basement is insulated

Foundation wall insulation amount/value: • [R-12](#)

Inspection Methods and Limitations

Attic inspection performed: • By entering the attic and walking

Observations and Opinions

WASTE PLUMBING \ Drain piping - installation

Condition: • Missing

The jacuzzi tub drain was never connected to this drain waste pipe. The connection was left open during construction. You can see where toilet solid waste has overflowed from the pipe opening and is spilling into the crawl space. I recommend a plumber either close this opening or connect the jacuzzi tub in an appropriate manner.

Location: Crawl Space

Task: Further evaluation

Time: Immediate



Missing

FIXTURES AND FAUCETS \ Toilet

Condition: • The wax ring may be leaking or the toilet flange may be damaged

This toilet was loose to the floor on the day of inspection. When viewed from underneath you can see that it is leaking. I recommend a plumber evaluate the cause of this failure and make necessary repairs.

Location: First Floor

Task: Repair

Time: Immediate

PLUMBING

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The wax ring may be leaking or the toilet...



The wax ring may be leaking or the toilet...

Construction and Descriptions

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water flow and pressure: • [Typical for neighborhood](#)

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• Rheem

Model number: JH345H5HG Serial number: J54LKH343465

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 14 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Plastic](#)

Gas piping: • Steel

Main fuel shut off valve at the: • Gas meter

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Inspection Methods and Limitations

Fixtures not tested/not in service: • Hot tub

Items excluded from a building inspection: • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Observations and Opinions

APPLIANCES \ Dryer

Condition: • Dryer not vented to exterior

The dryer vent is currently going directly into the crawl space. This allows all of the dryer lint to build up in the crawl space and became a hazard for fire and mold. I recommend installing a proper dryer vent line that goes to the exterior of the building.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Basement

Task: Repair

Time: Immediate



Dryer lint in crawl space



Dryer not connected

Construction and Descriptions

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • [Solid wood](#) • Metal-clad

Oven type: • Convection

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Range

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven • Door bell

Laundry facilities: • Washer box with drain

INTERIOR

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Laundry facilities: • Vented to outside • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Range hood • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • None

Inspection Methods and Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection: • Perimeter drainage tile around foundation, if any

Cosmetics: • No comment offered on cosmetic finishes

Basement leakage: • Cannot predict how often or how badly basement will leak

Garage door: • Tested • Inspected

Garage door opener: • Tested

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS