

Inspection Report

John Sample

Property Address:
123 Sample St.
Knoxville TN 37918



TnPro Residential Inspection, LLC

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General Info

Property Address 123 Sample St. Knoxville TN 37918	Date of Inspection 12/15/2020	Report ID 123 Sample St.
Customer(s) John Sample	Time of Inspection	Real Estate Agent

Inspection Details

In Attendance: Vacant (inspector only)	Type of building: Single Family (2 story)	Approximate age of building: Over 10 Years
Temperature: Below 60 (F) = 15.5 (C)	Weather: Clear	Ground/Soil surface condition: Frozen
Rain in last 3 days: Yes	Radon Test: No	Water Test: No

Comment Key & Definitions

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) = 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.

1. Roof System / Chimneys and Attic

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.

Styles & Materials

Roof Covering: Architectural Asphalt/Fiberglass	Viewed Roof From: Ground Drone	Sky Light(s): Two
Chimney (exterior): N/A	Attic Insulation: Batt Fiberglass	Ventilation: Ridge vents Soffit Vents
Roof Structure: Stick-built	Roof-Type: Gable Hip	Attic info: Light in attic Storage
Method used to observe attic: Walked		

Items

1.0 Roof Coverings

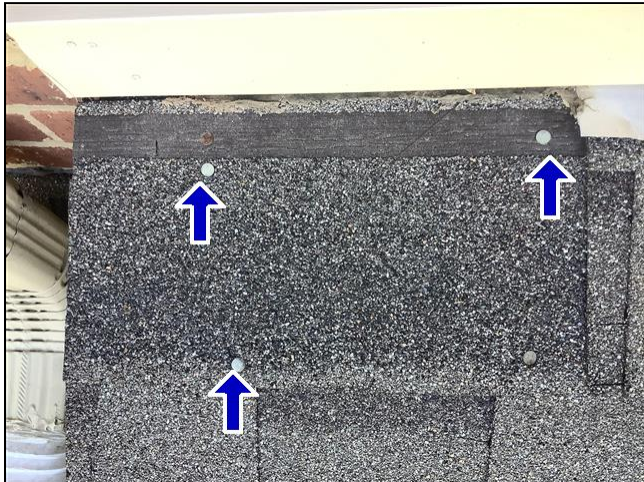
Comments: Repair or Replace

(1) Bird's eye view of the roof.



1.0 Item 1(Picture)

(2) Multiple exposed nail heads were found on the roof. All nail heads should be sealed to prevent rusting, which could lead to roof leaks. Recommend repair by a qualified tradesman.



1.0 Item 2(Picture)



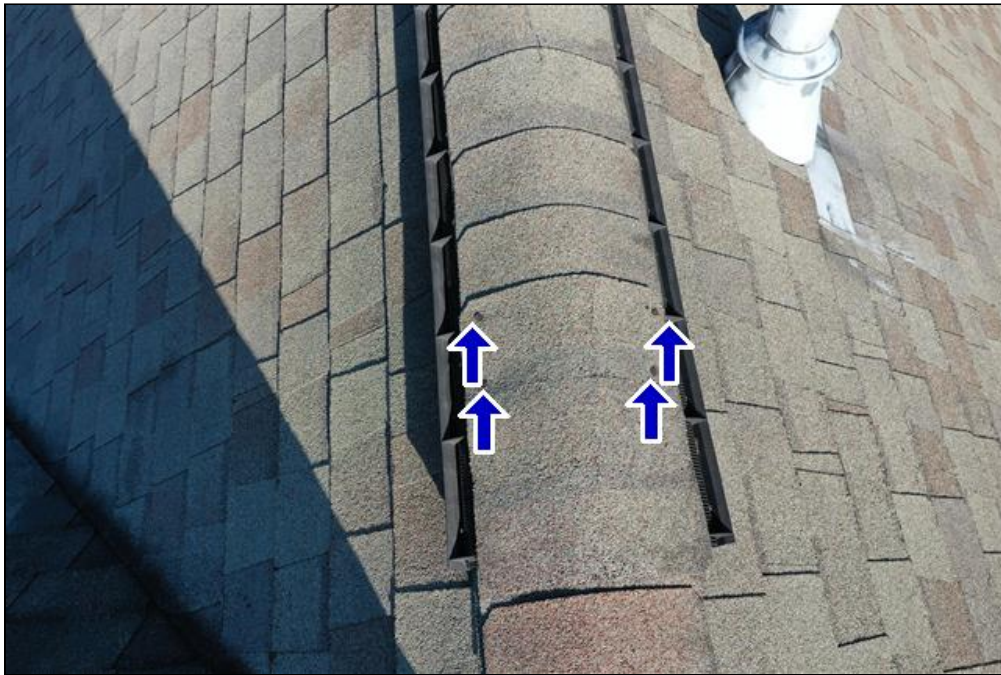
1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

(3) Damage to shingles was noted in two places. These were on the edge of the roof, so the damage should not allow any leaks or damage to the structure itself.



1.0 Item 7(Picture)



1.0 Item 8(Picture)

1.1 Flashings

Comments: Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

No defects were noted with the skylights.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)



1.2 Item 4(Picture)

1.3 Ventilation of Roof/Attic

Comments: Inspected

1.4 Roof Drainage Systems (Gutters/Downspouts)

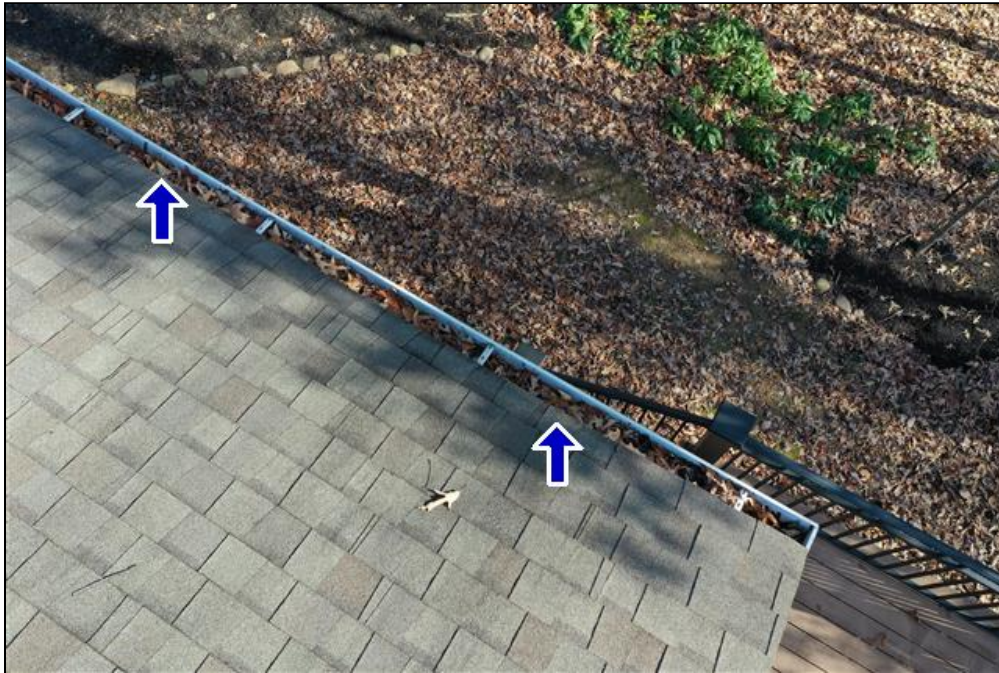
Comments: Repair or Replace

(1) The gutter over the garage was holding water. Recommend evaluation and repair by a qualified tradesman.



1.4 Item 1(Picture) Gutter over garage

(2) The gutter for the sunroom was full of leaves. This can prevent water from draining properly. Recommend a full cleaning of the gutters.



1.4 Item 2(Picture)

1.5 Roof Structure and Attic (report leak signs or condensation)

Comments: Inspected

The roof structure and attic were properly constructed.
Not all areas of the attic were accessible.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)

1.6 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

1.7 Insulation in Attic

Comments: Repair or Replace

Insulation in the attic was installed with the vapor barrier exposed and on the interior. In Knoxville's climate, it is generally recommended that the vapor barrier be installed to the outside. Recommend further evaluation and repair by a qualified tradesman.



1.7 Item 1(Picture)

1.8 Visible Electric Wiring in Attic

Comments: Inspected

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.

Styles & Materials

Siding Style:

- Lap
- Rock and Mortar
- Brick

Siding Material:

- Vinyl
- Full brick
- Stone

Exterior Entry Doors:

- Steel

Appurtenance:

- Covered Stoop
- Deck with steps

Driveway:

- Concrete

Items

2.0 Wall Cladding Flashing and Trim

Comments: Repair or Replace

A penetration was noted in the vinyl siding on the sunroom. Recommend sealing to prevent water and pest intrusion.



2.0 Item 1(Picture)

2.1 Doors (Exterior)

Comments: Inspected

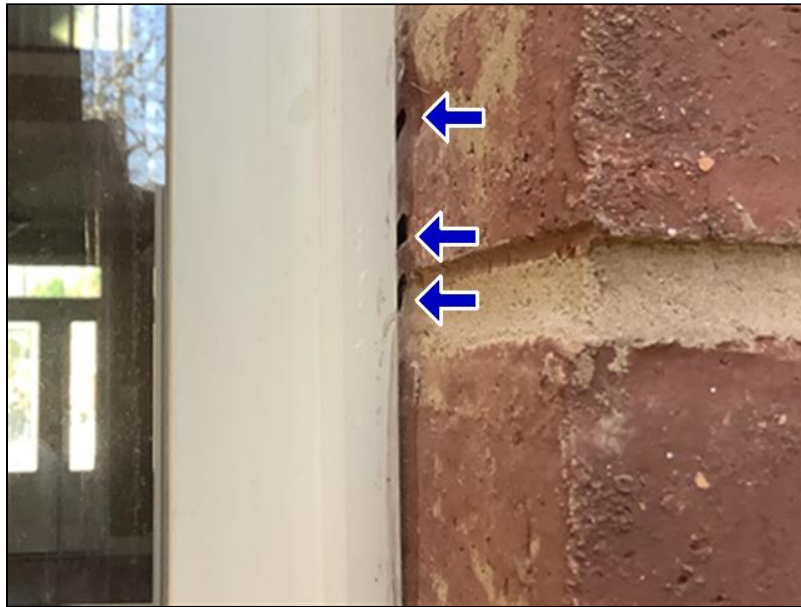
2.2 Windows and Lintels

Comments: Repair or Replace

Gaps between windows and the brick cladding were noted at multiple windows. This is common and occurs as the installed sealant decays due to weather exposure. Recommend sealing to prevent water, air, and pest intrusion.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

The deck was properly constructed at the time of the inspection.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

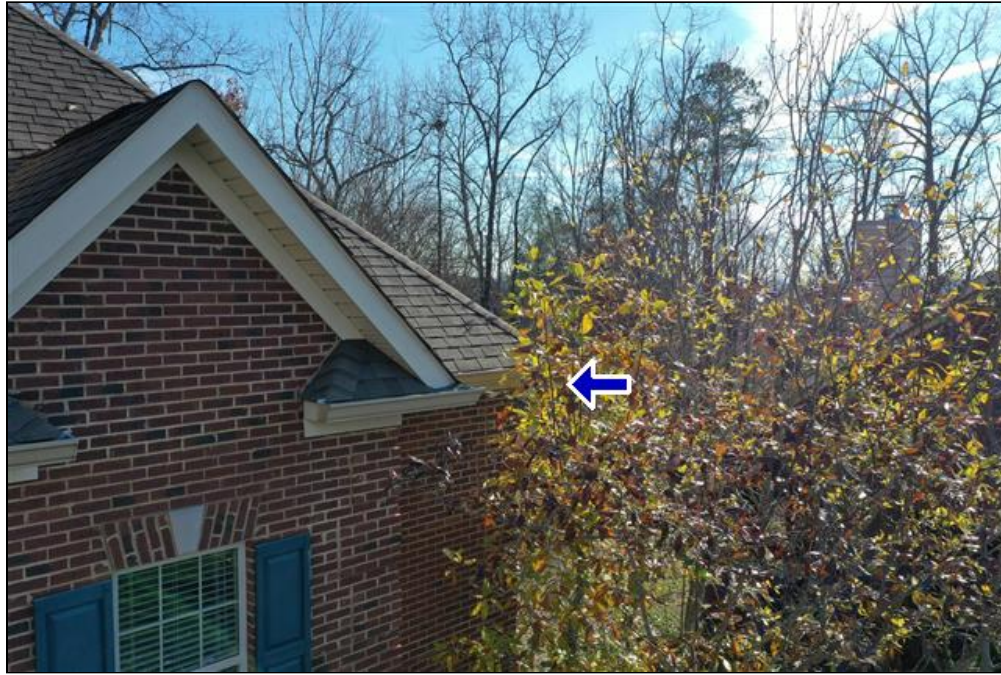
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Repair or Replace

Vegetation was too close to the house. To prevent damage to the structure, recommend trimming all vegetation at least 12 inches away from the structure.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected

2.6 Water faucets (hose bibs)

Comments: Repair or Replace

The hose bib was not properly attached to the structure at the time of the inspection. The bib should be fastened to the structure to prevent damage. Recommend repair.



2.6 Item 1(Picture)

2.7 Light fixtures and electrical outlets (exterior)

Comments: Inspected

2.8 Wall Penetrations

Comments: Repair or Replace

The penetrations for the downstairs HVAC lines were previously sealed and the sealant was decayed slightly. All exterior penetrations should be completely sealed to prevent water, air, and pest intrusion. Recommend repair.



2.8 Item 1(Picture)

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

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

LINEAR

Items

3.0 Garage Ceilings

Comments: Inspected

3.1 Garage Walls (including Firewall Separation)

Comments: Inspected

3.2 Garage Floor

Comments: Inspected

3.3 Garage Door (s)

Comments: Inspected

3.4 Garage window (s)

Comments: Repair or Replace

Moisture was observed in one of the garage windows. This is indicative of a seal failure in the window. Recommend further evaluation and repair by a qualified tradesman.



3.4 Item 1(Picture)

3.5 Occupant Door (from garage to inside of home)

Comments: Inspected

3.6 Garage Door Operators

Comments: Inspected

The garage doors opened and closed properly, using normal operating controls, at the time of the inspection.



3.6 Item 1(Picture)



3.6 Item 2(Video)

3.7 Eye Sensors

Comments: Inspected

The safety eye sensors worked properly at the time of the inspection.



3.7 Item 1(Picture)

4. Kitchen Components and 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.

Styles & Materials

Dishwasher Brand: BOSCH Serial # : FD850604558	Disposer Brand: IN SINK ERATOR Serial # : 18103043623	Exhaust/Range hood: NONE
Range: JENN AIR	Built in Microwave: KENMORE Serial # : 507TA05406	Trash Compactors: NONE
Cabinetry: Wood	Countertop: Composite	Refrigerator: SAMSUNG Serial # : A17143CS100452
Dryer Power Source: 220 Electric	Dryer Vent: Flexible Metal	Oven: KENMORE Extra Info : NF53711388

Items

4.0 Counters and Cabinets (representative number)

Comments: Repair or Replace

Gaps were noted between the countertops and adjacent walls. This can allow moisture penetration and damage. Recommend sealing.



4.0 Item 1(Picture)

4.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

4.2 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

4.3 Dishwasher

Comments: Inspected

The dishwasher worked, using normal operating controls, at the time of the inspection.



4.3 Item 1(Picture)

4.4 Ranges/Ovens/Cooktops

Comments: Inspected

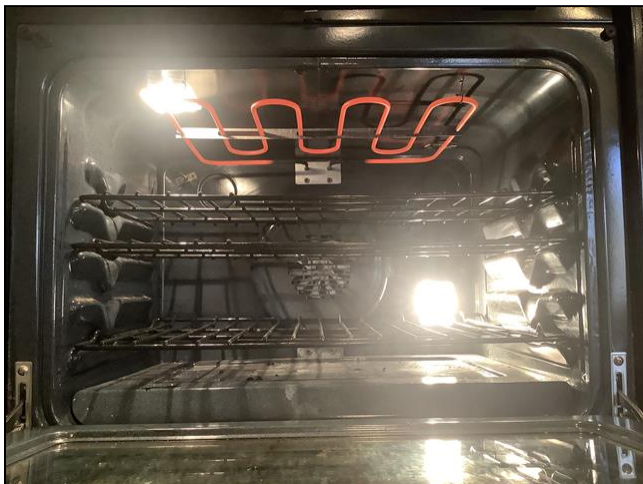
All functions of the range/oven (eyes, bake, broil) worked, using normal operating controls, at the time of the inspection.



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)

4.5 Range Hood (s)

Comments: Not Present

4.6 Trash Compactor

Comments: Not Present

4.7 Food Waste Disposer

Comments: Inspected

The disposer worked, using normal operating controls, at the time of the inspection.



4.7 Item 1(Picture)

4.8 Microwave Cooking Equipment

Comments: Inspected

The microwave worked, using normal operating controls, at the time of the inspection.



4.8 Item 1(Picture)

4.9 Clothes Dryer Vent Piping

Comments: Inspected

4.10 Refrigerator

Comments: Inspected

The refrigerator and attached freezer were working properly at the time of the inspection.



4.10 Item 1(Picture)



4.10 Item 2(Picture) Refrigerator temperature



4.10 Item 3(Picture) Freezer temperature

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.

5. Rooms

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.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board
Tile

Floor Covering(s):

Carpet
Hardwood T&G
Stone
Tile

Interior Doors:

Hollow core
Masonite
Raised panel

Window Types:

Casement
Fixed
Single-hung
Thermal/Insulated
Tilt feature

Window Manufacturer:

UNKNOWN

Items

5.0 Ceilings

Comments: Inspected

5.1 Walls

Comments: Inspected

5.2 Floors

Comments: Repair or Replace

A water damaged area was noted on the floor near the kitchen. This was identified as a cosmetic defect and is noted for your information. Recommend repair.



5.2 Item 1(Picture)

5.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

5.4 Doors (representative number)

Comments: Repair or Replace

(1) The laundry room door did not latch when closed. Recommend further evaluation and repair by a qualified tradesman.



5.4 Item 1(Picture)

(2) The master closet door rubbed the door frame at the top. This did not allow the door to close completely. Recommend evaluation and repair by a qualified tradesman.



5.4 Item 2(Picture)

5.5 Windows (representative number)

Comments: Repair or Replace

Multiple windows had gaps between the window sill and the window frame. This is a common occurrence and is usually caused by the expansion and contraction of the different materials (wood and vinyl). Recommend sealing all gaps around windows to prevent possible drafts.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



5.5 Item 4(Picture)

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.

6. Bathroom and Components

Styles & Materials

Exhaust Fans:

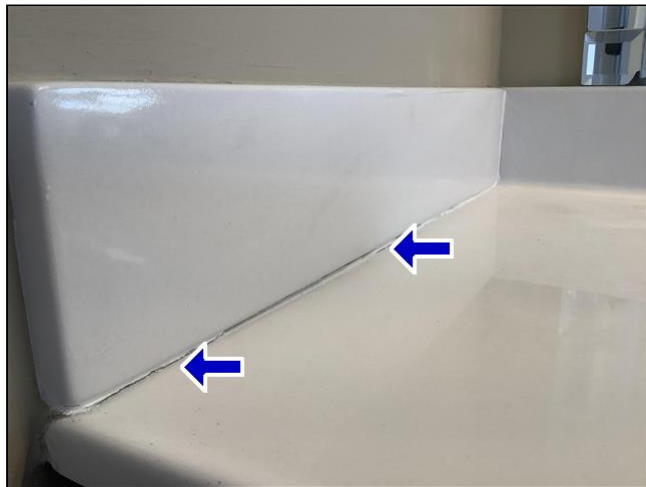
Fan with light

Items

6.0 Counters and Cabinets (representative number)

Comments: Repair or Replace

Gaps and cracks were noted around bathroom vanities. All gaps and cracks around sinks and other open water sources should be sealed to prevent water damage. Recommend sealing.



6.0 Item 1(Picture)

6.1 Walls/Ceilings/Floors

Comments: Inspected

6.2 Toilets

Comments: Inspected

6.3 Sinks

Comments: Repair or Replace

The right sink in the master bathroom did not have an operable drain stopper. Recommend further evaluation and repair by a qualified tradesman.



6.3 Item 1(Picture)

6.4 Bathtubs/showers

Comments: Repair or Replace

(1) The whirlpool tub operated properly, using normal operating controls, at the time of the inspection. However, gaps and cracks were noted around the whirlpool tub surround. This can allow moisture penetration and damage. Recommend repair.



6.4 Item 1(Picture) Proper operation



6.4 Item 2(Picture)

(2) The diverter for the bathtub in the upstairs Jack and Jill bathroom did not completely stop the water. Recommend evaluation and repair by a qualified tradesman.



6.4 Item 3(Video)

6.5 Exhaust fan

Comments: Inspected

7. 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.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: Walked	Floor Structure: Engineered floor joists
Wall Structure: Wood	Columns or Piers: Masonry block	Ceiling Structure: Not visible
Floor System Insulation: NONE		

Items

7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Repair or Replace

Evidence of water intrusion in the front foundation wall was observed. This is a common occurrence as masonry block is porous. No water was observed in the crawlspace itself. Recommend sealing the block with an approved sealant.



7.0 Item 1(Picture)

7.1 Walls (Structural)

Comments: Not Inspected

Due to the installation of drywall in all areas, the structure of the walls was not visible.

7.2 Columns or Piers

Comments: Inspected

7.3 Floors (Structural)

Comments: Inspected

7.4 Ceilings (Structural)

Comments: Not Inspected

Due to the installation of drywall in all areas, the structure of the ceilings was not visible.

7.5 Insulation Under Floor System

Comments: Not Present

7.6 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected

A moisture barrier was installed on all of the unfinished floor of the crawlspace.



7.6 Item 1(Picture)

7.7 Ventilation of Foundation Areas

Comments: Inspected

The powered foundation vent fan operated properly, using normal operating controls, at the time of the inspection.



7.7 Item 1(Video)

7.8 Foundation Penetrations

Comments: Inspected

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.

8. 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.

Styles & Materials

Water Source: Public	Water Filters: Whole house conditioner	Plumbing Water Supply (into home): Copper
Plumbing Water Distribution (inside home): Copper	Washer Drain Size: 2" Diameter	Plumbing Waste: PVC
Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Location: Attic Extra Info : There are two water heaters.
WH Manufacturer: WHIRLPOOL		

Items

8.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

8.1 Plumbing water supply and distribution systems

Comments: Inspected

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected

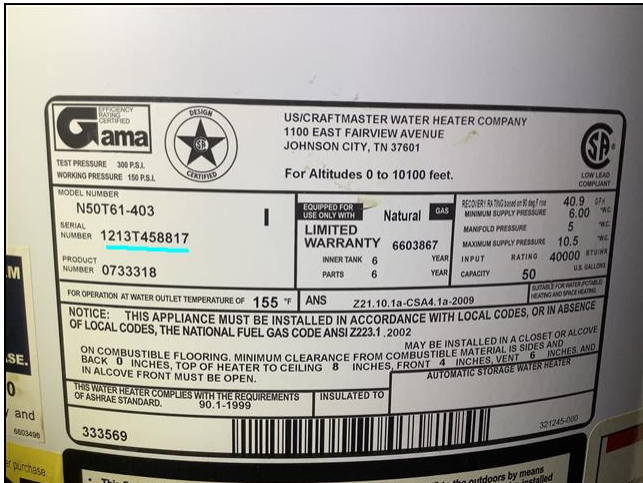
The water heater was installed properly at the time of the inspection. Based on the serial number, the water heater was manufactured in 2012. Water heaters have an average life span of 10 years, so this unit is approaching the end of its average life span. The water heater was working at the time of the inspection, based on the water temperature of 124.1 degrees.



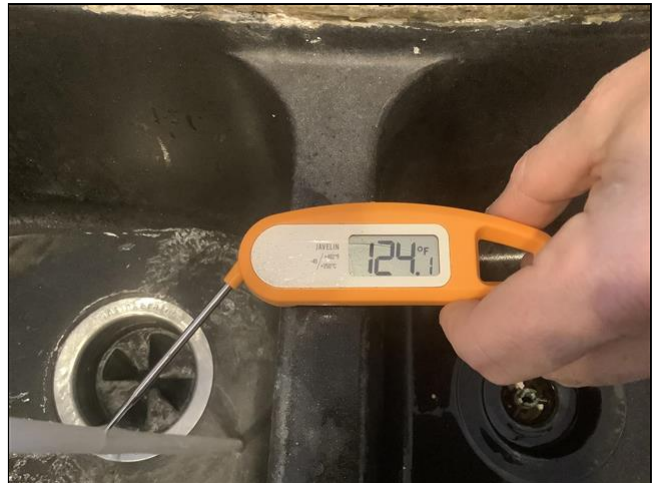
8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.3 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main water shut-off and pressure reducing valve were in the basement near the front foundation wall.



8.3 Item 1(Picture)

8.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

8.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut-off was to the left of the house.



8.5 Item 1(Picture)

8.6 Sump Pump

Comments: Not Present

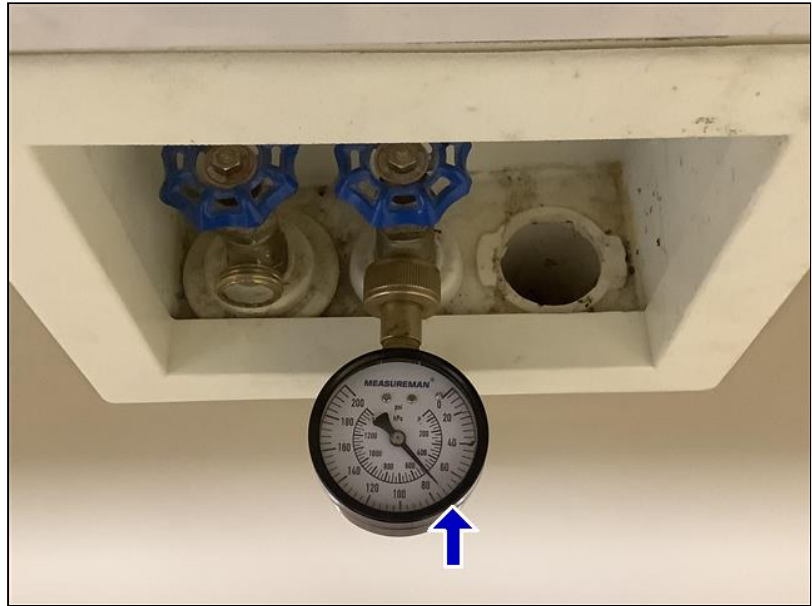
8.7 Hot Water Electrical Connection

Comments: Not Present

8.8 Water pressure

Comments: Inspected

The standing water pressure was measured at 72 psi. The desired range is 40 - 80 psi.



8.8 Item 1(Picture)

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.

9. 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.

Styles & Materials

Electrical Service Conductors: Below ground	Panel Capacity: 200 AMP	Panel Type: Circuit breakers GFCI Breakers
Electric Panel Manufacturer: SIEMENS	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex

Items

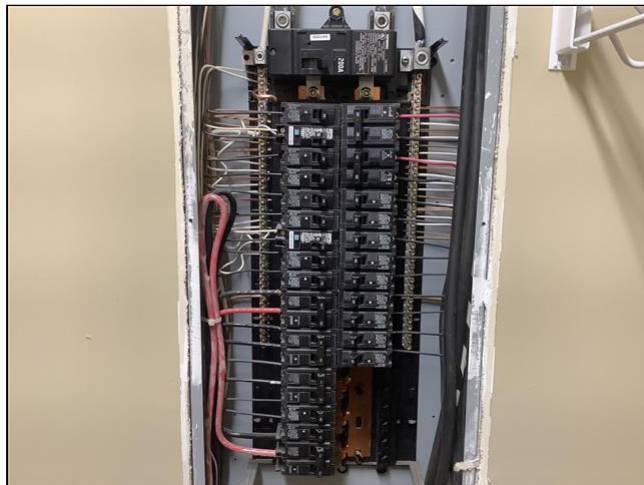
9.0 Service Entrance Conductors

Comments: Inspected

9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

The panel is in the laundry room. No defects were noted.



9.1 Item 1(Picture)

9.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Comments: Repair or Replace

(1) This was an appropriate floor cover for this outlet, but it should have a cover when not in use. Recommend repair.



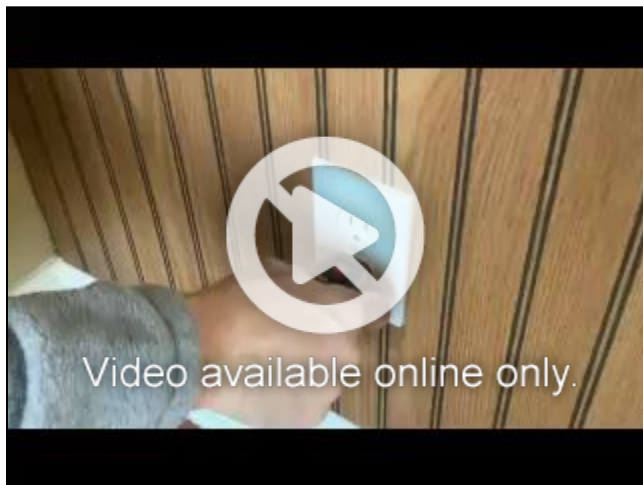
9.3 Item 1(Picture)

(2) A bulb was not working the master closet fixture. The bulb could have been burned out or there could have been a problem with the fixture. Recommend installing a new bulb and if it doesn't light up having the fixture further evaluated and repaired by a qualified tradesman.



9.3 Item 2(Picture)

(3) Two loose outlets were noted. This is common and usually occurs because the outlet is not firmly screwed to the electrical box. Recommend repair by a qualified tradesman.



9.3 Item 3(Video) Kitchen



9.3 Item 4(Video) Upstairs office nook

9.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

9.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected

9.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Not Present

9.7 Smoke Detectors

Comments: Inspected

Smoke detectors were present through out the home. They should be tested upon occupancy.

9.8 Carbon Monoxide Detectors

Comments: Inspected

A carbon monoxide detector was found on the first floor in the hallway between the master bedroom and living room.



9.8 Item 1(Picture)

9.9 220 Volts for Dryer

Comments: Not Inspected

Due to the absence of a dryer, the 220 volt wiring could not be tested.

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.

10. 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.

Styles & Materials

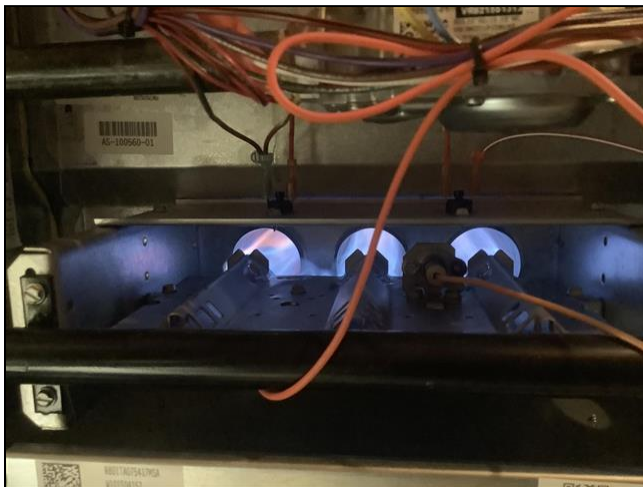
Heat Type: Furnace	Energy Source: Gas	Number of Heat Systems (excluding wood): Two
Heat System Brand: AMANA	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 14x20 20x30	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Number of AC Only Units: Two	Central Air Brand: RHEEM	

Items

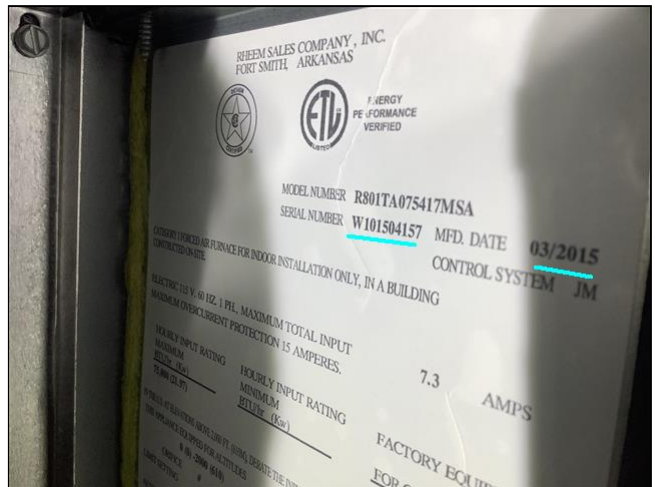
10.0 Heating Equipment

Comments: Inspected

(1) The upstairs furnace was manufactured in 2015. The average life span of furnaces is 15 - 20 years, so this unit should have at least 10 - 15 years of serviceable life left. This information is not provided as a guarantee or promise of future performance, but is given to allow you to plan and anticipate future repairs.



10.0 Item 1(Picture)

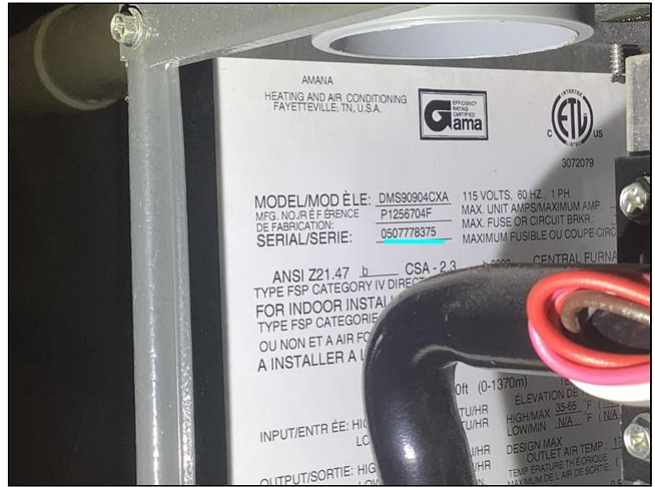


10.0 Item 2(Picture)

(2) The downstairs furnace was manufactured in 2005. The average life span of furnaces is 15 - 20 years, so this unit should have several years of serviceable life left. This information is not provided as a guarantee or promise of future performance, but is given to allow you to plan and anticipate future repairs.



10.0 Item 3(Picture)



10.0 Item 4(Picture)

10.1 Normal Operating Controls

Comments: Inspected

(1) The thermostat for the downstairs unit was in the hallway between the master bedroom and the living room. The downstairs furnace was turned on using normal operating controls. The intake temperature was measured at 70 degrees and the output temperature was measured at 122.9 degrees. The resulting temperature difference of 52.9 degrees indicated that the furnace was working at the time of the inspection.



10.1 Item 1(Picture) Intake



10.1 Item 2(Picture) Output

(2) The thermostat for the upstairs unit was in the large bonus room on the 2nd floor. The upstairs furnace was turned on using normal operating controls. The intake temperature was measured at 76.9 degrees and the output temperature was measured at 105.9 degrees. The resulting temperature difference of 29 degrees indicated that the furnace was working at the time of the inspection.



10.1 Item 3(Picture) Intake



10.1 Item 4(Picture) Output

10.2 Automatic Safety Controls

Comments: Inspected

10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

10.4 Presence of Installed Heat Source in Each Room

Comments: Inspected

10.5 Chimneys, Flues and Vents (for fireplaces and heat systems)

Comments: Inspected

10.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

10.7 Gas/LP Firelogs and Fireplaces

Comments: Inspected

The gas logs worked properly, using normal operating controls, at the time of the inspection.



10.7 Item 1(Video)

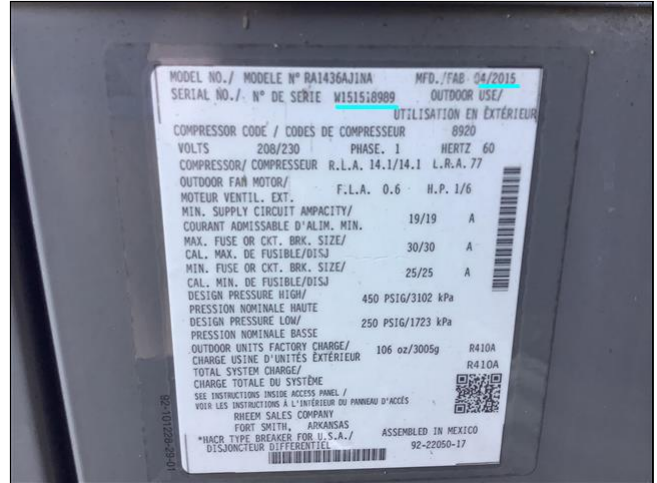
10.8 Cooling and Air Handler Equipment

Comments: Inspected

(1) The HVAC compressor for the upstairs unit was manufactured in 2015. The average life span of these components is 12 - 15 years, so this unit should have at least 7 -10 years of serviceable life left. This information is not provided as a guarantee or promise of future performance, but is given to allow you to plan and anticipate future repairs.



10.8 Item 1(Picture)

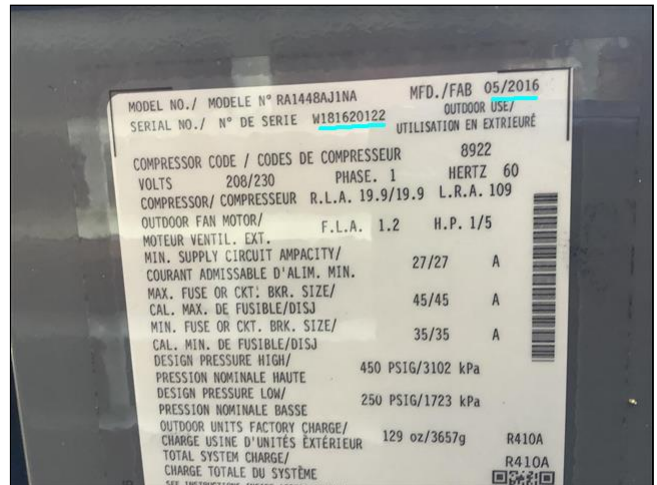


10.8 Item 2(Picture)

(2) The HVAC compressor for the downstairs unit was manufactured in 2016. The average life span of these components is 12 - 15 years, so this unit should have at least 8 -11 years of serviceable life left. This information is not provided as a guarantee or promise of future performance, but is given to allow you to plan and anticipate future repairs.



10.8 Item 3(Picture)



10.8 Item 4(Picture)

10.9 Normal Operating Controls

Comments: Not Inspected

The thermostats for both units are in the same location as the thermostats for the heating units. The air conditioners could not be run due to the low outside temperature. Running the units when the exterior temperature is below 60 degrees can damage the unit.

10.10 Presence of Installed Cooling Source in Each Room

Comments: Inspected

10.11 A/C Refrigerant Line

Comments: Inspected

10.12 Condensate Drain Line

Comments: Inspected

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.

Summary

TnPro Residential Inspection, LLC

**P.O. Box 772
Powell, TN 37849
865-742-4419**

Customer
John Sample

Address
123 Sample St.
Knoxville TN 37918

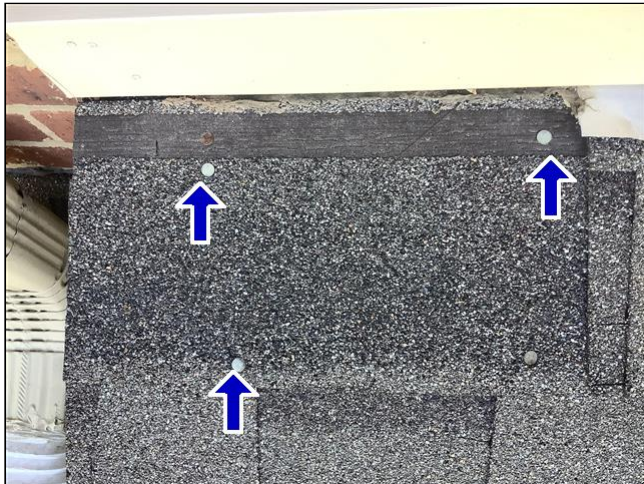
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations 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. Roof System / Chimneys and Attic

1.0 Roof Coverings

Repair or Replace

(2) Multiple exposed nail heads were found on the roof. All nail heads should be sealed to prevent rusting, which could lead to roof leaks. Recommend repair by a qualified tradesman.



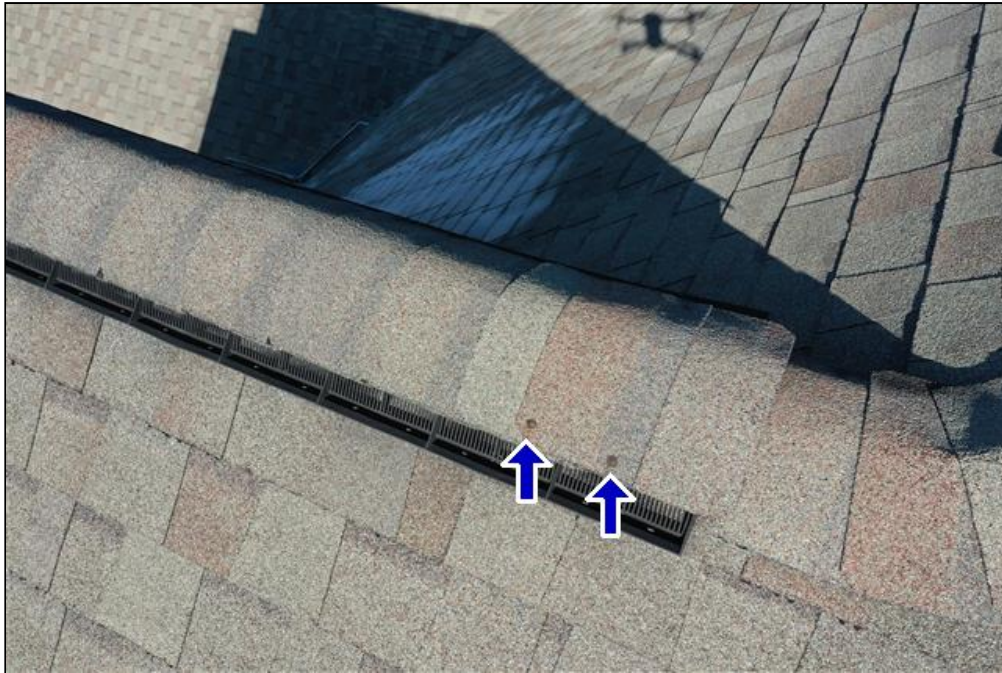
1.0 Item 2(Picture)



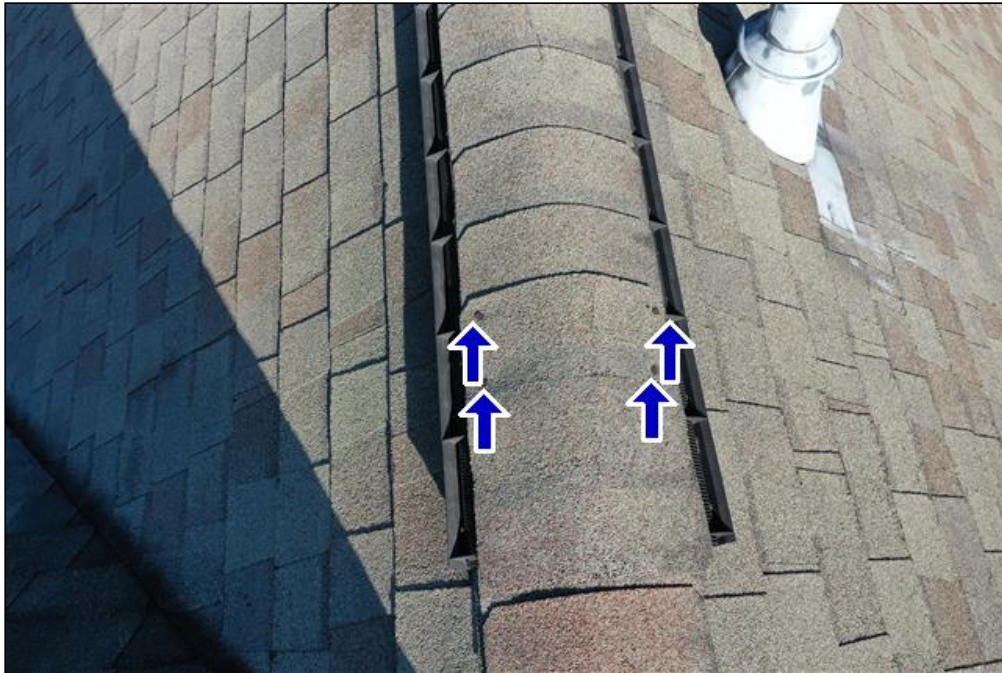
1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)

(3) Damage to shingles was noted in two places. These were on the edge of the roof, so the damage should not allow any leaks or damage to the structure itself.



1.0 Item 7(Picture)



1.0 Item 8(Picture)

1.4 Roof Drainage Systems (Gutters/Downspouts)

Repair or Replace

(1) The gutter over the garage was holding water. Recommend evaluation and repair by a qualified tradesman.



1.4 Item 1(Picture) Gutter over garage

(2) The gutter for the sunroom was full of leaves. This can prevent water from draining properly. Recommend a full cleaning of the gutters.



1.4 Item 2(Picture)

1.7 Insulation in Attic**Repair or Replace**

Insulation in the attic was installed with the vapor barrier exposed and on the interior. In Knoxville's climate, it is generally recommended that the vapor barrier be installed to the outside. Recommend further evaluation and repair by a qualified tradesman.



1.7 Item 1(Picture)

2. Exterior

2.0 Wall Cladding Flashing and Trim**Repair or Replace**

A penetration was noted in the vinyl siding on the sunroom. Recommend sealing to prevent water and pest intrusion.



2.0 Item 1(Picture)

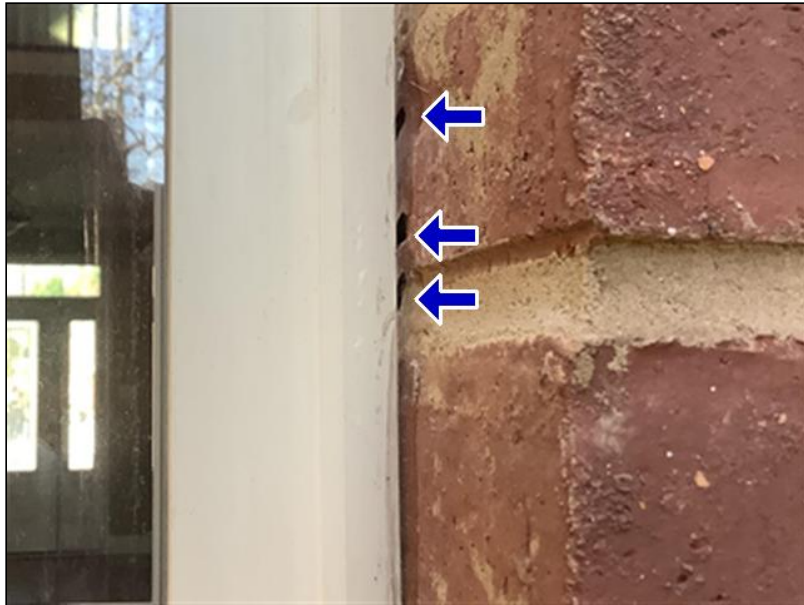
2.2 Windows and Lintels

Repair or Replace

Gaps between windows and the brick cladding were noted at multiple windows. This is common and occurs as the installed sealant decays due to weather exposure. Recommend sealing to prevent water, air, and pest intrusion.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

Vegetation was too close to the house. To prevent damage to the structure, recommend trimming all vegetation at least 12 inches away from the structure.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.6 Water faucets (hose bibs)

Repair or Replace

The hose bib was not properly attached to the structure at the time of the inspection. The bib should be fastened to the structure to prevent damage. Recommend repair.



2.6 Item 1(Picture)

2.8 Wall Penetrations

Repair or Replace

The penetrations for the downstairs HVAC lines were previously sealed and the sealant was decayed slightly. All exterior penetrations should be completely sealed to prevent water, air, and pest intrusion. Recommend repair.



2.8 Item 1(Picture)

3. Garage

3.4 Garage window (s)

Repair or Replace

Moisture was observed in one of the garage windows. This is indicative of a seal failure in the window. Recommend further evaluation and repair by a qualified tradesman.



3.4 Item 1(Picture)

4. Kitchen Components and Appliances

4.0 Counters and Cabinets (representative number)

Repair or Replace

Gaps were noted between the countertops and adjacent walls. This can allow moisture penetration and damage. Recommend sealing.



4.0 Item 1(Picture)

5. Rooms

5.2 Floors

Repair or Replace

A water damaged area was noted on the floor near the kitchen. This was identified as a cosmetic defect and is noted for your information. Recommend repair.



5.2 Item 1(Picture)

5.4 Doors (representative number)

Repair or Replace

(1) The laundry room door did not latch when closed. Recommend further evaluation and repair by a qualified tradesman.



5.4 Item 1(Picture)

(2) The master closet door rubbed the door frame at the top. This did not allow the door to close completely. Recommend evaluation and repair by a qualified tradesman.



5.4 Item 2(Picture)

5.5 Windows (representative number)

Repair or Replace

Multiple windows had gaps between the window sill and the window frame. This is a common occurrence and is usually caused by the expansion and contraction of the different materials (wood and vinyl). Recommend sealing all gaps around windows to prevent possible drafts.



5.5 Item 1(Picture)



5.5 Item 2(Picture)



5.5 Item 3(Picture)



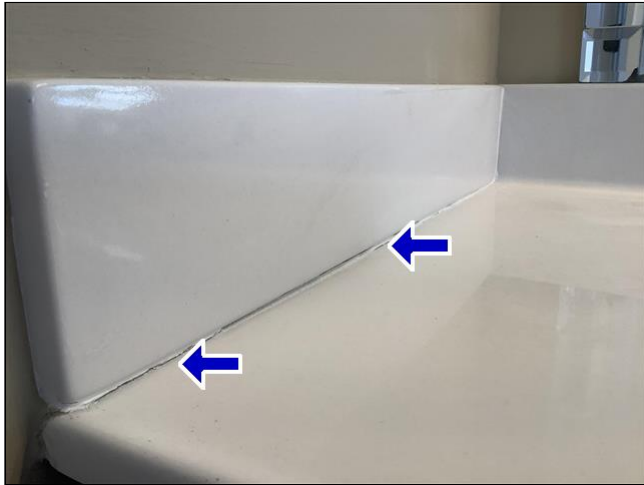
5.5 Item 4(Picture)

6. Bathroom and Components

6.0 Counters and Cabinets (representative number)

Repair or Replace

Gaps and cracks were noted around bathroom vanities. All gaps and cracks around sinks and other open water sources should be sealed to prevent water damage. Recommend sealing.



6.0 Item 1(Picture)

6.3 Sinks

Repair or Replace

The right sink in the master bathroom did not have an operable drain stopper. Recommend further evaluation and repair by a qualified tradesman.



6.3 Item 1(Picture)

6.4 Bathtubs/showers

Repair or Replace

(1) The whirlpool tub operated properly, using normal operating controls, at the time of the inspection. However, gaps and cracks were noted around the whirlpool tub surround. This can allow moisture penetration and damage. Recommend repair.

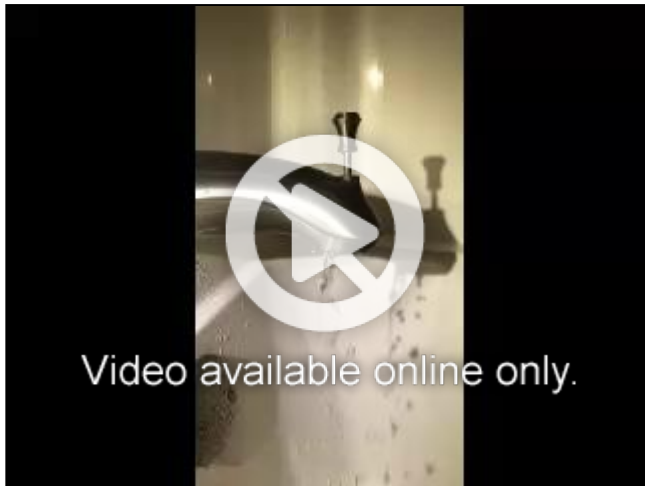


6.4 Item 1(Picture) Proper operation



6.4 Item 2(Picture)

(2) The diverter for the bathtub in the upstairs Jack and Jill bathroom did not completely stop the water. Recommend evaluation and repair by a qualified tradesman.



6.4 Item 3(Video)

7. Structural Components

7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

Evidence of water intrusion in the front foundation wall was observed. This is a common occurrence as masonry block is porous. No water was observed in the crawlspace itself. Recommend sealing the block with an approved sealant.



7.0 Item 1(Picture)

9. Electrical System

9.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house)

Repair or Replace

(1) This was an appropriate floor cover for this outlet, but it should have a cover when not in use. Recommend repair.



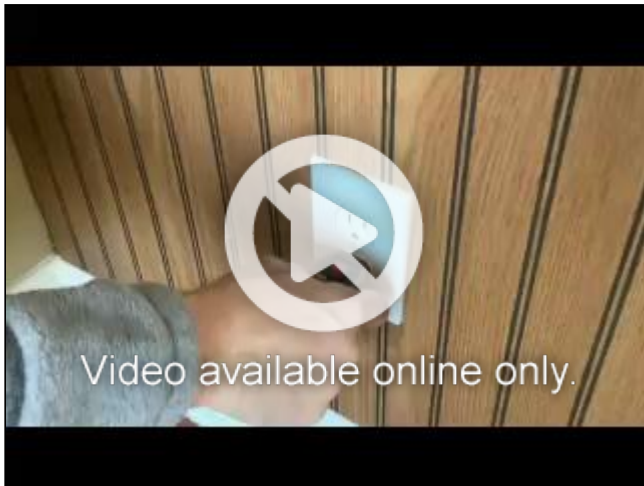
9.3 Item 1(Picture)

(2) A bulb was not working the master closet fixture. The bulb could have been burned out or there could have been a problem with the fixture. Recommend installing a new bulb and if it doesn't light up having the fixture further evaluated and repaired by a qualified tradesman.



9.3 Item 2(Picture)

(3) Two loose outlets were noted. This is common and usually occurs because the outlet is not firmly screwed to the electrical box. Recommend repair by a qualified tradesman.



9.3 Item 3(Video) Kitchen



9.3 Item 4(Video) Upstairs office nook

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 Joey White

INVOICE

TnPro Residential Inspection, LLC
 P.O. Box 772
 Powell, TN 37849
 865-742-4419
 Inspected By: Joey White

Inspection Date: 12/15/2020
 Report ID: 123 Sample St.

Customer Info:	Inspection Property:
John Sample	123 Sample St. Knoxville TN 37918
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
 Payment Status:
 Note: