



# Inspection Report

## Sample Customer

### Property Address:

1112 NEW CONSTRUCTION Sample Report Ave  
Chattanooga TN 37415



### ESI Property Inspection

Brent C. Warner TN #: 1070

510 Brady Point Rd

Signal Mountain, TN 37377

423-486-4142

[bwarner@esi-inspection.com](mailto:bwarner@esi-inspection.com)

Table of Contents

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

[Table of Contents.....2](#)

[Intro Page .....3](#)

[General Summary.....4](#)

[1 Roofing.....8](#)

[2 Exterior.....9](#)

[3 Interiors .....12](#)

[4 Structural Components .....16](#)

[5 Plumbing System.....18](#)

[6 Electrical System .....21](#)

[7 Heating / Central Air Conditioning.....26](#)

[8 Insulation and Ventilation .....30](#)

[9 Built-In Kitchen Appliances .....33](#)

[Invoice.....35](#)

[Back Page.....36](#)

<b>Date:</b> 10/30/2015	<b>Time:</b> 9:57 AM	<b>Report ID:</b> 10302015BW1
<b>Property:</b> 1112 NEW CONSTRUCTION Sample Report Ave Chattanooga TN 37415	<b>Customer:</b> Sample Customer	<b>Real Estate Professional:</b> Linda Lee Re/Max

**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:**

Tennessee Department of Commerce and Insurance

**In Attendance:**

Vacant (inspector only)

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

New Construction

**Home Faces:**

East

**Temperature:**

Over 65

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain / Snow in last 3 days:**

Yes

**Radon Test:**

Yes

**Termite Inspection:**

No

**Mold Testing:**

No

General Summary



510 Brady Point Rd  
Signal Mountain, TN 37377  
423-486-4142  
bwarner@esi-inspection.com

Customer  
Sample Customer

Address  
1112 NEW CONSTRUCTION Sample Report Ave  
Chattanooga TN 37415

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

1.3 ROOF DRAINAGE SYSTEMS  
Inspected, Repair or Replace  
It is a mistake to drain a downspout behind the retaining wall. The water will eventually cause the retaining wall to fail. Recommend adding an extension to the downspout to divert water past the retaining wall.

2. Exterior

2.1 DOORS (Exterior)  
Inspected, Repair or Replace  
The door and frame to the crawl space needs to be primed and painted.

2.2 WINDOWS  
Inspected, Repair or Replace  
Several windows were missing screens. This a safety issue at second floor windows.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

**Inspected, Repair or Replace**

- (1) There was a section of guardrail not fastened at the lower deck. This is a safety issue until corrected.
- (2) Wood treating technology has changed and it is no longer required to wait for chemicals to "gas off" to stain a deck. The lumber used to build a deck will deteriorate much faster if not treated. The information below is quoted directly from one of the leading manufactures of treated lumber web site. I recommend having the decking materials sealed / stained.

*"it's important to finish your project as soon as possible after completion. In the past, people waited 6 months or so before finishing projects that use pressure treated wood. That's no longer the case with newer treatments like the micronized copper preservatives used to treat YellaWood® brand products. Now your project could be ready to be finished within 30 days of completion."*

**2.7 OTHER****Not Present, Repair or Replace**

Because there is well more than a 30" drop at the retaining wall at the side of the house, a guardrail needs to be installed.

**3. Interiors****3.1 WALLS****Inspected, Repair or Replace**

There was a section of damaged trim at the master bathroom door.

**3.2 FLOORS****Inspected, Repair or Replace**

1/4 round molding needs to be installed in the master bedroom

**3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Inspected, Repair or Replace**

- (1) Handrail needs to be installed at 2nd floor stairs.
- (2) The stairs to the basement need a handrail. This is a safety issue until corrected.

**3.5 DOORS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

- (1) The doors to the upper deck and door from basement to lower deck were missing weather stripping.
- (2) Pantry door did not close well. Recommend adjusting.
- (3) All attic access doors need weather stripping.

**3.6 WINDOWS (REPRESENTATIVE NUMBER)****Inspected, Repair or Replace**

The hall window at the 2nd floor did not stay up when opened. Repair or replace.

**4. Structural Components****4.6 Other****Inspected, Repair or Replace**

There were large gaps and daylight at the concrete to wood framing joints at the basement. Recommend sealing.

**5. Plumbing System****5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Inspected, Repair or Replace**

- (1) Toilet in the 1st floor hall bathroom is loose and not properly mounted to the floor. Because of this, the wax seal might also be damaged. Recommend qualified plumber replace the wax seal and re-mount the toilet.
- (2) Toilet in the 2nd floor hall bathroom is loose and not properly mounted to the floor. Because of this, the wax seal might also be damaged. Recommend qualified plumber replace the wax seal and re-mount the toilet.
- (3) There was damage to the tub finish at the 2nd floor hall bath.

## 6. Electrical System

### 6.3 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)

#### Inspected, Repair or Replace

- (1) Light fixture was missing at upper deck ceiling. If the wiring there is for future use, the end of the conductor needs to be enclosed inside a junction box.
- (2) One of the can lights in the kitchen, one at the 2nd floor hall and one in the master bedroom was not working at the time of inspection. Recommend having seller replace the bulbs and confirm operation.
- (3) Light fixtures were missing at lower deck.
- (4) Range outlet needs to be mounted to the structure.
- (5) Light switch was installed on the wrong side of the door in the 1st floor bathroom
- (6) Light fixtures were missing at the front porch.

## 7. Heating / Central Air Conditioning

### 7.11 Other

#### Not Present, Repair or Replace

- (1) There are supposed to be walk boards to and in front of air handler in the attic.

## 8. Insulation and Ventilation

### 8.0 INSULATION IN ATTIC

#### Inspected, Repair or Replace

- (1) There was an area in the attic where insulation had been moved out of the way to work on something. Recommend replacing.

### 8.5 VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected, Repair or Replace

2nd floor bath vent is required to run to a point outside the house structure.

### 8.6 Other

#### Not Present, Repair or Replace

Even though the basement is unfinished, the exterior framed walls should still be insulated.

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 Brent C. Warner*

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.

Styles & Materials

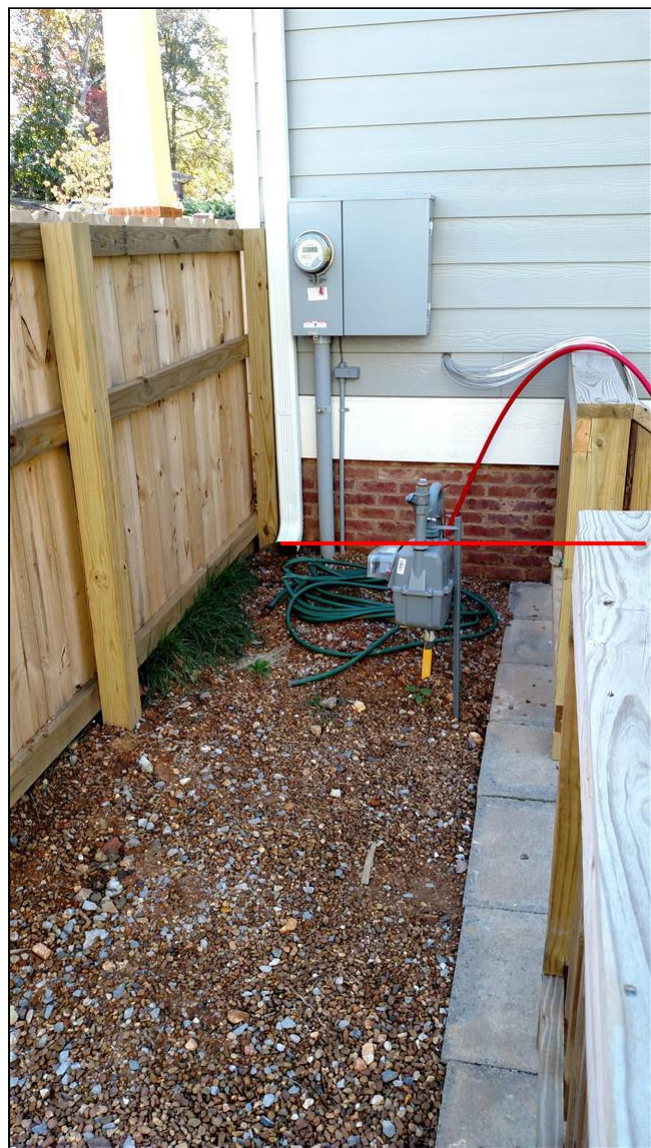
<b>Roof Covering:</b> 3-Tab Composite Architectural	<b>Viewed roof covering from:</b> Ladder	<b>Sky Light(s):</b> None
<b>Chimney (exterior):</b> N/A		

Items

- 1.0 ROOF COVERINGS
- Comments: Inspected
- (1) Roof is newer installation. Appears to have been installed in a professional manor.
- (2) Roof inspection was limited to the front of the house. The roof was to tall for my ladder and the pitch to steep for my comfort level.
- 1.1 FLASHINGS
- Comments: Inspected
- 1.2 ROOF PENETRATIONS AND SKYLIGHTS
- Comments: Inspected
- 1.3 ROOF DRAINAGE SYSTEMS
- Comments: Inspected, Repair or Replace



It is a mistake to drain a downspout behind the retaining wall. The water will eventually cause the retaining wall to fail. Recommend adding an extension to the downspout to divert water past the retaining wall.



1.3 Item 1(Picture)

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

<b>Siding Style:</b> Lap Brick	<b>Siding Material:</b> Brick Cement-Fiber	<b>Exterior Entry Doors:</b> Wood Metal
<b>Appurtenance:</b> Covered porch Deck	<b>Driveway:</b> Concrete	

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace

The door and frame to the crawl space needs to be primed and painted.

2.2 WINDOWS

Comments: Inspected, Repair or Replace

Several windows were missing screens. This a safety issue at second floor windows.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, Repair or Replace

(1) There was a section of guardrail not fastened at the lower deck. This is a safety issue until corrected.



2.3 Item 1(Picture)

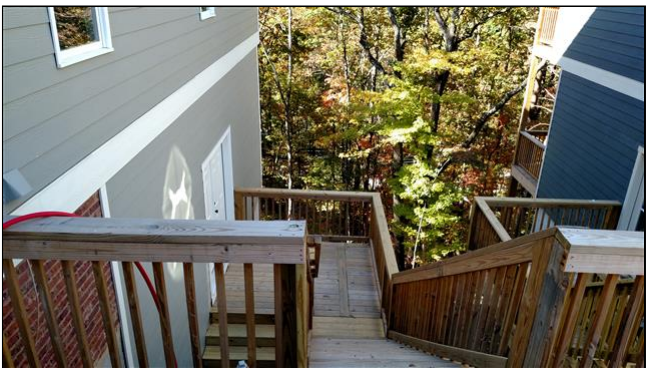


(2) Wood treating technology has changed and it is no longer required to wait for chemicals to "gas off" to stain a deck. The lumber used to build a deck will deteriorate much faster if not treated. The information below is quoted directly from one of the leading manufactures of treated lumber web site. I recommend having the decking materials sealed / stained.

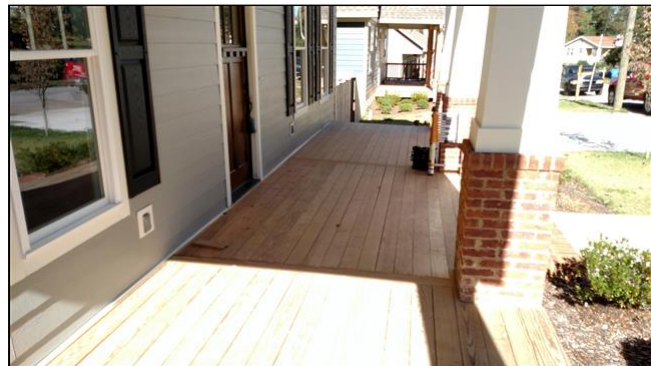
*"it's important to finish your project as soon as possible after completion. In the past, people waited 6 months or so before finishing projects that use pressure treated wood. That's no longer the case with newer treatments like the micronized copper preservatives used to treat YellaWood® brand products. Now your project could be ready to be finished within 30 days of completion."*



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 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)  
Comments: Inspected
- 2.5 EAVES, SOFFITS AND FASCIAS  
Comments: Inspected
- 2.6 Driveway & Walkways  
Comments: Inspected
- 2.7 OTHER  
Comments: Not Present, Repair or Replace  
Because there is well more than a 30" drop at the retaining wall at the side of the house, a guardrail needs to be installed.



2.7 Item 1(Picture)



2.7 Item 2(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. 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.

Styles & Materials

<b>Ceiling Materials:</b> Sheetrock	<b>Wall Material:</b> Sheetrock	<b>Floor Covering(s):</b> Tile Carpet Hardwood T&G
<b>Interior Doors:</b> Hollow core Raised panel	<b>Window Types:</b> Thermal/Insulated Single-hung	<b>Cabinetry:</b> Wood
<b>Countertop:</b> Granite		

Items

- 3.0 CEILINGS  
Comments: Inspected
- 3.1 WALLS  
Comments: Inspected, Repair or Replace

There was a section of damaged trim at the master bathroom door.



3.1 Item 1(Picture)

### 3.2 FLOORS

**Comments:** Inspected, Repair or Replace

1/4 round molding needs to be installed in the master bedroom



3.2 Item 1(Picture)

### 3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected, Repair or Replace

(1) Handrail needs to be installed at 2nd floor stairs.



3.3 Item 1(Picture)



(2) The stairs to the basement need a handrail. This is a safety issue until corrected.



3.3 Item 2(Picture)

### 3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

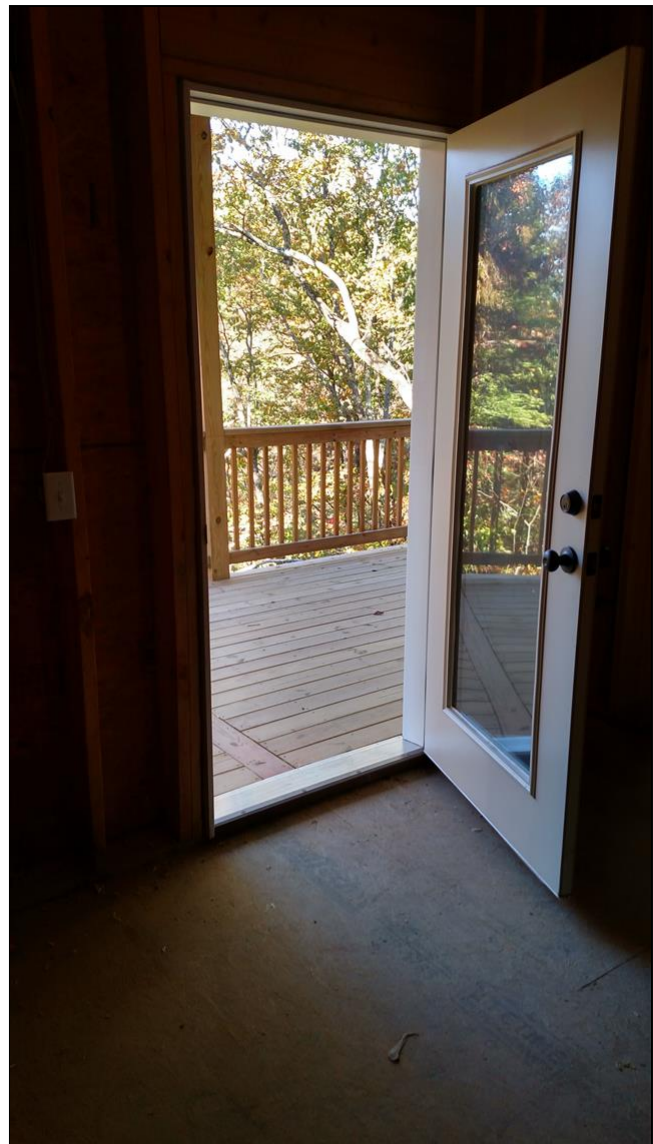
### 3.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

(1) The doors to the upper deck and door from basement to lower deck were missing weather stripping.



3.5 Item 1(Picture)



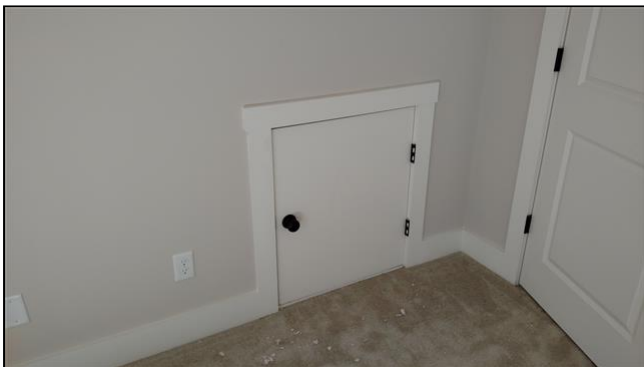
3.5 Item 2(Picture)

(2) Pantry door did not close well. Recommend adjusting.



3.5 Item 3(Picture)

(3) All attic access doors need weather stripping.



3.5 Item 4(Picture)

### 3.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected, Repair or Replace

The hall window at the 2nd floor did not stay up when opened. Repair or replace.



3.6 Item 1(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.

4. 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

<b>Foundation:</b> Poured concrete	<b>Method used to observe Crawlspace:</b> Walked	<b>Floor Structure:</b> Engineered floor joists
<b>Wall Structure:</b> 2 X 4 Wood 2 X 6 Wood	<b>Columns or Piers:</b> Masonry Block Piers Wood piers	<b>Ceiling Structure:</b> 2X8
<b>Roof Structure:</b> 2 X 6 Rafters	<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> From entry
<b>Attic info:</b> Pull Down stairs		

Items

- 4.0 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.)  
Comments: Inspected  
Crawl space and foundation walls were dry and in good condition at the time of inspection.
- 4.1 WALLS (Structural)  
Comments: Inspected
- 4.2 COLUMNS OR PIERS  
Comments: Inspected
- 4.3 FLOORS (Structural)  
Comments: Inspected
- 4.4 CEILINGS (structural)  
Comments: Inspected



4.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

4.6 Other

Comments: Inspected, Repair or Replace

There were large gaps and daylight at the concrete to wood framing joints at the basement. Recommend sealing.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)



4.6 Item 4(Picture)

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.

5. 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:	Water Filters:	Plumbing Water Supply (into home):
Public	None	Pex

Plumbing Water Distribution (inside home):	Plumbing Waste:	Water Heater Power Source:
Copper	PVC	Electric
PEX		
Water Heater Capacity:	Manufacturer:	Water Heater Location:
80 Gallon	AMERICAN	Basement

Items

5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected  
Main water shut off is located in the basement on the north wall.



5.0 Item 1(Picture)

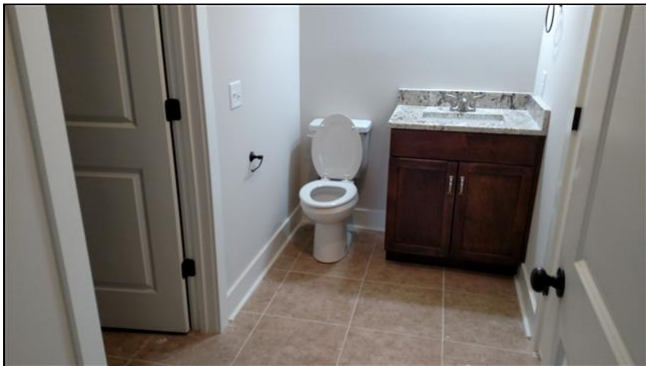
5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected, Repair or Replace  
(1) Toilet in the 1st floor hall bathroom is loose and not properly mounted to the floor. Because of this, the wax seal might also be damaged. Recommend qualified plumber replace the wax seal and re-mount the toilet.



5.1 Item 1(Picture)

(2) Toilet in the 2nd floor hall bathroom is loose and not properly mounted to the floor. Because of this, the wax seal might also be damaged. Recommend qualified plumber replace the wax seal and re-mount the toilet.



5.1 Item 2(Picture)



(3) There was damage to the tub finish at the 2nd floor hall bath.



5.1 Item 3(Picture)



5.1 Item 4(Picture)

## 5.2 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

## 5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

Water heater was operational at time of inspection.



5.3 Item 1(Picture) mfg in 2014

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected  
All visible gas lines were inspected for leaks - none found.

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected  
The main fuel shut off is at gas meter outside



5.5 Item 1(Picture)

5.6 SUMP PUMP

Comments: Not Present

5.7 Water Conditioning Systems

Comments: Not Present

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.

6. 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:	Panel capacity:	Panel Type:
Below ground	200 AMP	Circuit breakers
Electric Panel Manufacturer:	Branch wire 15 and 20 AMP:	Wiring Methods:
SIEMENS	Copper	Romex

Items

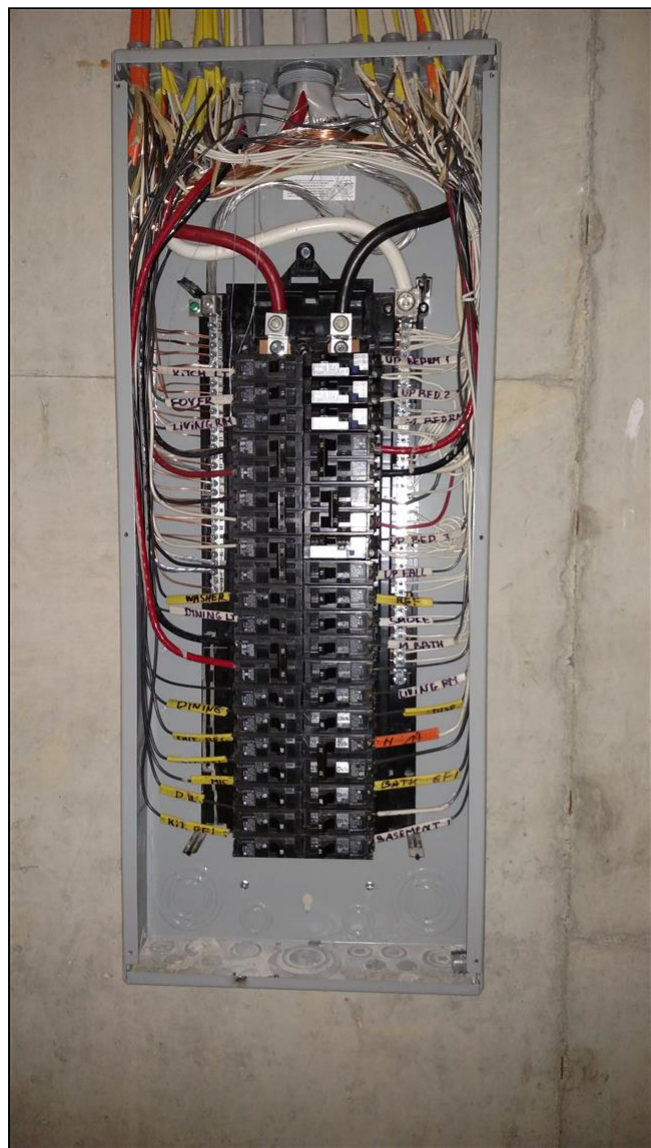
6.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

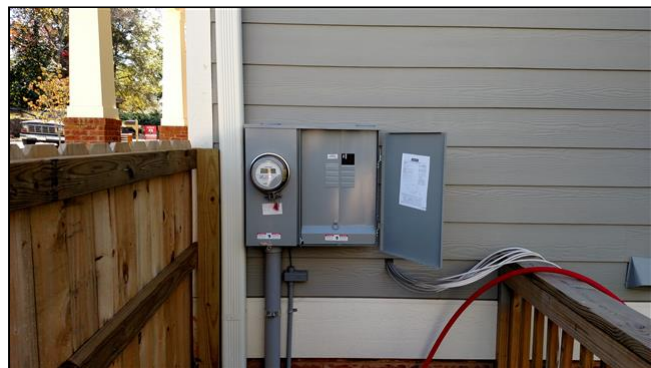
Comments: Inspected

(1) Main electrical panel is located in the basement on the west wall and was in serviceable condition at time of inspection.



6.1 Item 1(Picture)

(2) The main electrical disconnect was located outside adjacent to the utility meter.



6.1 Item 2(Picture)

**6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

Comments: Inspected

**6.3 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)**

**Comments:** Inspected, Repair or Replace

(1) Light fixture was missing at upper deck ceiling. If the wiring there is for future use, the end of the conductor needs to be enclosed inside a junction box.



6.3 Item 1(Picture)

(2) One of the can lights in the kitchen, one at the 2nd floor hall and one in the master bedroom was not working at the time of inspection. Recommend having seller replace the bulbs and confirm operation.



6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)



(3) Light fixtures were missing at lower deck.



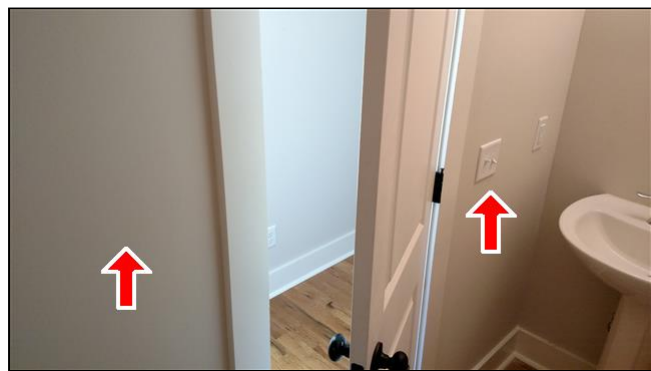
6.3 Item 5(Picture)

(4) Range outlet needs to be mounted to the structure.



6.3 Item 6(Picture)

(5) Light switch was installed on the wrong side of the door in the 1st floor bathroom



6.3 Item 7(Picture)



(6) Light fixtures were missing at the front porch.



6.3 Item 8(Picture)



6.3 Item 9(Picture)

#### 6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

**Comments:** Inspected

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

**Comments:** Inspected

#### 6.6 SMOKE DETECTORS

**Comments:** Not Inspected

The smoke detectors should be tested and batteries changed at common hallway and bedrooms upon moving in to home. Make sure there are smoke detectors in all bedrooms.

#### 6.7 CARBON MONOXIDE DETECTORS

**Comments:** Not Inspected

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.

7. 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

<b>Heat Type:</b> Heat Pump Forced Air (also provides cool air)	<b>Energy Source:</b> Electric	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> GOODMAN	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 20x25 20x30	<b>Types of Fireplaces:</b> Non-vented gas logs	<b>Operable Fireplaces:</b> One
<b>Cooling Equipment Type:</b> Heat Pump Forced Air (also provides warm air)	<b>Central Air Manufacturer:</b> GOODMAN	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Number of AC Only Units:</b> Two		

Items

7.0 HEATING EQUIPMENT

Comments: Inspected

(1) 1st Floor Unit.

Heat Pump in heat mode was operational at the time of the inspection.



7.0 Item 1(Picture) sr#:1408010771. mfg in 2014

(2) 2nd Floor Unit.

Heat Pump in heat mode was operational at the time of the inspection.



7.0 Item 2(Picture) sr#:1412021618. mfg in 2014

**7.1 NORMAL OPERATING CONTROLS**

**Comments:** Inspected

**7.2 AUTOMATIC SAFETY CONTROLS**

**Comments:** Inspected

**7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Inspected

**7.4 PRESENCE OF INSTALLED CONDITIONED AIR SOURCE IN EACH ROOM**

**Comments:** Inspected

**7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

**Comments:** Not Present

**7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

**Comments:** Not Present

**7.7 GAS/LP FIRELOGS AND FIREPLACES**

**Comments:** Not Inspected

There was not yet a gas log set installed.



7.7 Item 1(Picture)

**7.8 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Inspected

(1) The ambient air test was performed by using thermometers at the air handler of heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees (the greater the difference, the better) which indicates that the unit is cooling as intended. The supply air temperature on your system was 38 degrees, and the return air temperature was 65 degrees. This indicates the range in temperature drop is normal.

1st floor AC unit.



7.8 Item 1(Picture) sr#:1409204956. mfg in 2014



(2) The ambient air test was performed by using thermometers at the air handler of heat pump in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees (the greater the difference, the better) which indicates that the unit is cooling as intended. The supply air temperature on your system was 39 degrees, and the return air temperature was 64 degrees. This indicates the range in temperature drop is normal.

2nd floor AC unit.



7.8 Item 2(Picture) sr#:2404101627. mfg in 2014

#### 7.9 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 7.10 Whole House Humidification System

**Comments:** Not Present

#### 7.11 Other

**Comments:** Not Present, Repair or Replace

(1) There are supposed to be walk boards to and in front of air handler in the attic.



7.11 Item 1(Picture)

(2) **Tip:** I used to think I was doing a better job of filtering the air in my house with a more expensive air filter. I now have a better understanding of HV/AC systems and use a thin / cheap filter and change more often - every 30-45 days. Air flows faster through a thin filter and increases the overall efficiency of the HV/AC system. It is also easier for me to remember to change once a month. Change your filters - I see a ton of disgusting filters out there.

---

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.

## 8. 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.

Styles & Materials

Attic Insulation:	Ventilation:	Dryer Power Source:
Blown	Passive	220 Electric
Cellulose	Ridge vents	
	Soffit Vents	
Dryer Vent:	Floor System Insulation:	
Metal	NONE	

Items

8.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace

(1) There was an area in the attic where insulation had been moved out of the way to work on something. Recommend replacing.



8.0 Item 1(Picture)

(2) Attic insulation is about 14 inches thick



8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

There was NO insulation at the floor system visible from the crawl space at the time of inspection. I have mixed feelings about insulation in the crawl space under the floor system. On one hand, there will be some heat loss in the winter in a floor system without insulation. But my argument for no insulation is this: In our very humid climate, there is very high humidity in the crawl space during the summer. Insulation tends to trap moisture against the wood floor system leading to bio-organic growth and sometimes deterioration of the wood.

8.2 VAPOR RETARDERS (IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

8.3 VENTELATION OF FOUNDATION

Comments: Inspected

**8.4 VENTILATION OF ATTIC**

**Comments:** Inspected

**8.5 VENTING SYSTEMS (Kitchens, baths and laundry)**

**Comments:** Inspected, Repair or Replace

2nd floor bath vent is required to run to a point outside the house structure.



8.5 Item 1(Picture)

**8.6 Other**

**Comments:** Not Present, Repair or Replace



Even though the basement is unfinished, the exterior framed walls should still be insulated.



8.6 Item 1(Picture)

8.6 Item 2(Picture)



8.6 Item 3(Picture)

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.

9. 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.

Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
NONE	IN SINK ERATOR	NONE
Range/Oven:	Built in Microwave:	Refrigerator:
NONE	NONE	NONE

Items

- 9.0 DISHWASHER  
Comments: Not Present
- 9.1 RANGES/OVENS/COOKTOPS  
Comments: Not Present
- 9.2 RANGE HOOD  
Comments: Not Present

**9.3 FOOD WASTE DISPOSER****Comments:** Inspected**9.4 MICROWAVE COOKING EQUIPMENT****Comments:** Not Present**9.5 Fridge****Comments:** Not Present

---

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.



INVOICE

ESI Property Inspection  
510 Brady Point Rd  
Signal Mountain, TN 37377  
423-486-4142  
bwarner@esi-inspection.com  
Inspected By: Brent C. Warner

Inspection Date: 10/30/2015  
Report ID: 10302015BW1

Customer Info:	Inspection Property:
Sample Customer	1112 NEW CONSTRUCTION Sample Report Ave Chattanooga TN 37415
Customer's Real Estate Professional: Linda Lee Re/Max	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated / Under 3,500sf	350.00	1	350.00
Radon test	150.00	1	150.00
Thermal Imaging	0.00	1	0.00
			Tax \$0.00
			Total Price \$500.00

Payment Method:  
Payment Status:  
Note: Payment Due Upon Reciept Of This Invoice



## ESI Property Inspection

**Brent C. Warner**

**510 Brady Point Rd  
Signal Mountain, TN 37377  
423-486-4142  
bwarner@esi-inspection.com**

