

# Alamo Home Inspections

## Property Inspection Report



Inspection prepared for: [REDACTED]  
Date of Inspection: 6/1/2015

Inspector: Robert "Chad" West  
License # 712  
1150 Burnett Station Road, Seymour, TN 37865

Email: [alamohomeinspector@gmail.com](mailto:alamohomeinspector@gmail.com)  
[www.knoxvillehomeinspectionsservices.com](http://www.knoxvillehomeinspectionsservices.com)



PLEASE READ THESE IMPORTANT NOTES UPFRONT

- We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

- Alamo Home Inspections follow the Rules and Regulations of the Tennessee Home Inspectors license program administered by the Tennessee Department of Insurance and Commerce. The program requires home inspectors to inspect readily visible and readily accessible installed systems and components listed in the rules. The rules do not require a home inspector to move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

- While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Example: roof coverings and skylights can appear to be leak proof during an inspection but could leak later as weather conditions change. Alamo Home Inspections makes every attempt to find deficiencies with components and systems but sometimes can not. Please be aware that Alamo Home Inspections has your best interest in mind.

- Inspectors nationwide are NOT required to tell why an issue did what it did or how to make repairs. The cause of issues could be a multitude of reasons why something did what it did. Inspectors DO NOT give advice on how to repair any given issue due to home inspectors are not licensed contractors to give this advice. Should an inspector give advice on how to repair an issue and his advice DID NOT work, clients hold those inspectors liable for the cost of the unnecessary repair or failed attempt of repair.

- When an issue is written up, Alamo Home Inspections suggest consulting with a professional in that given field for proper repairs.

- Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

- For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

- You will notice that items in black text is general information or minor deficiencies; while text in red reflect issues that may need more prompt concerns. All issues found and disclosed in the report are up to the client to determine was is an important issue for them however.

- A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

- A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

- A home inspection will not reveal every concern that exists or ever could exist, but only those material defects visibly observed on the day of the inspection.

- When inspecting the electrical outlets, know that only one receptacle per outlet is tested for power. Two receptacles at each outlet/only one is tested to verify power at that outlet location. Both receptacles per each outlet are NOT tested. Many outlets may be bypassed in the inspection, home inspector guidelines require

inspector to test only a random selection of outlets throughout a given property. Outlets, and any other component to the structure/electrical or other, are typically not viewed within walls, floors, ceilings, etc. or behind any items such as furniture, stored items, appliances, wall/floor coverings.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Be advised, the roofing part of this inspection does NOT determine the permeability of the roof covering (if the roof covering will leak or not leak). Per home inspection guidelines, inspectors only provide an opinion on the viewed condition of the roof covering. Many areas of steep roofs, two story roofs or debris or weather covered roofs may be limited for the inspector to view.

Per the State of Tennessee's inspector's standards of practice, home inspectors are NOT required to walk a roof covering therefore are only required to render an opinion of the condition of the roof covering from the ground. Any inspector can walk a roof if inspector chooses to do so. In this report, the inspector 'may' or 'may not' have walked to roof. If the inspector did not walk the roof it will be indicated by stating the roof covering was viewed from the ground. In this event, Alamo Home Inspections recommends a second opinion from a more qualified professional should client desire for roof covering to be walked for inspection.

Many areas of the structure and the structural components are usually limited for the inspector to view/access; behind wall coverings, through insulation, through roof covering, behind stored items/furniture, behind foliage.

Crawlspaces 'may' be bypassed from entry should entry openings be less than 18" high X 24" wide, per International Residential Code building practices that home inspector programs nationwide abide by. Crawlspaces 'may' only be viewed from opening in this event. Other restrictions may apply.

Home Inspection reports do not disclose items of proper function, only discloses items with deficiencies. In other words, the report discusses issues that are wrong, broke, damaged, incorrect per 'some' codes, etc. The report does NOT state every single item functions. For example: say the report states issues with 'some' electrical outlets, only those outlets with issues are reported, the outlets that are functioning as intended are not reported on as 'properly functioning'. This applies to all aspects and components throughout the report.

Plumbing & Electrical components are typically limited to the inspector. Many aspects of these systems are concealed behind walls, through insulation, below grade or behind personal stored items or furniture. Be advised, many areas of these two systems are limited to view by the inspector.

Any items below grade are NOT the responsibility of the inspector to report on. Some of the main items may be- foundation components, plumbing, electrical, etc.

During the inspection, the plumbing is operated thoroughly by Alamo Home Inspections. Even with the operation of the water supply, concealed areas of plumbing can not be inspected. Clothes washer drains are typically not tested in an inspection due to there not being a means of flowing water down the drain. Issues with the clothes washer drain are not included in this report. We suggest before your option period ends, connecting a clothes washer unit up to the supply lines and insert the flexible drain line of the unit down into the drain opening supplied by the plumbing system or connect a hose to a water supply line and insert the opposing end down into the drain opening to test.

When fireplaces and chimneys are present, be sure to have flues cleaned before use by a qualified specialist. As restricted per the Standards of Practice, chimney flues are not included in a home inspection checklist.

Please note that when you see code related issues in the report, the note(s) will typically be in reference to today's building practices (per IRC or per International Residential Code), not per when the house was built and note that code write ups are usually safety related issues.

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Consider this, if you find anything in the report that states there are such things as wood rot, damaged area, etc.; there may be more damage beyond what the inspector was able to see.

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This report was compiled from the guidelines per the home inspection program of Tennessee and discloses issues that compromise the integrity of the structure, given system and safety issues and does NOT pertain to cosmetic defects.

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Remember, a home inspection is 'not' a warranty or guarantee of any kind. Be sure to have a home warranty for your new home to protect you in the event issues may arise.

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This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

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An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected.

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The inspection does not pertain to these subterranean systems- sewage disposal, water supply or fuel storage.

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The inspector is not required to move furnishings or stored items.

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Winterized exterior water faucets are not tampered with, insulated coverings are not removed and not inspected.

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Water supply cut off valves are not operated during the inspection. Some water supply valves may be faulty or seized. We recommend you operating any water cut off valves prior to the expiration of your option period.

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The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

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This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

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Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

- Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

- The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items. This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

- It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

- Property conditions change with time and use. Since this report is provided for the specific benefit of the client(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.

- 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.

- The information in this report is exclusively for the client for whom this report is addressed and not intended for any other party and additional copies of the report are only issued with the written request of the client. Alamo Home Inspections does not inspect fences, unattached decks, locks. This inspection is a visual examination of those components and systems found in the property at the time of the inspection in accordance with the state of Tennessee's home inspector's standards of practice.

- Alamo Home Inspections does not disassemble heating and cooling units or place gauges on cooling systems (this can be done by a licensed air conditioning and heating company). Air conditioning units are not operated when outside temperature is less than 65 degrees F (to prevent compressor damage).



Please be aware that this report is not code compliant to the jurisdiction the house is located in. Rather, the inspection abides by the International Residential Code building practices. Note, not all code related issues are disclosed in a home inspection report, mainly only safety related issues. Please take note that anything that is safety related 'may' have tagged at the end- Per International Residential Code building practices. Even still, when inspecting homes, code and safety concerns change through time, this inspection will detail issues and concerns per today's standards, remember this when purchasing older homes.

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Thank you for selecting Alamo Home Inspections, we appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer them.

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Per State Requirements: A home inspection report is to strictly disclose what is wrong or incorrect per state guidelines. Alamo Home Inspection reports are to the point what issues are present for quick convenience in reading and understanding your report.

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Per State Requirements: Home inspection reports only state what is wrong with any given component/system. Home inspectors do not report on what caused an issue.

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Per State Requirements: Home inspectors are not general contractors, therefore inspectors do not give advice on how to make repairs. Contractors and/or professionals in a given field should be consulted with to determine how an issue should be remedied.

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Per State Requirements: Alamo Home Inspections does not refer any certain service provider for repair needs. Alamo Home Inspections recommends interviewing several service providers to choose whom is best qualified for your needs in any given repair.

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Per State Requirements: Although there are limitations stated in this report, that does not necessarily mean the areas or components were not inspected at all.

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Robert 'Chad' West- President/Owner Alamo Home Inspections

**Alamo Home Inspections**  
**1150 Burnett Station Road**  
**Seymour TN 37865 865.250.4192**

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Service Invoice

Client: [REDACTED]

Address: [REDACTED]

Date: 6/1/2015

Home Inspection: [REDACTED]

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Prompt payment is requested by Alamo Home Inspections. Payment can be paid in the form of cash in person or mail personal check, money order or cashiers check.

**About the checkboxes on the left side of each page:**

**I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficient**

**Inspected** means inspector inspected the items relevant of the section of the report. Please remember, not everything is always accessible to view (internals of walls, behind furniture, under carpet, beyond attic insulation, below grade, beyond shingle covering, beyond wall sidings, etc.)

**Not inspected** means the items relevant of the section was not inspected, possibly due to clients request not to inspect/include in report, or item(s) were inaccessible for inspector at the time of the inspection.

**Not present** simply means the item(s) per the section of the report were not present at this given property.

**Deficient** means that item(s) per the given section of the report were improper, broke, damaged, rotted, missing, etc.

**Deficient items have 3 categories in the opinion of the inspector.**

- 1) The issue written up is considered- "It is what it is" and is simply noted in the report.
- 2) The issue written up is of small concern with no immediate action required.
- 3) The issue written up should be considered for further investigation, whether simply for a second opinion, or to have the item replaced or repaired.

**It is the clients responsibility to determine what write ups are the most important to them and pursue each write up as needed for their best interest.**



## I. General Information

I NI NP D

### 1. Services

Full home inspection abiding by the State of Tennessee's Standards of Practice

### 2. Utilities

Utilities:

The water service was not on. Plumbing systems were limited to inspect

The gas service was not on. The gas appliances were limited to inspect

### 3. Occupancy

Not lived in and vacant

### 4. Limitations

Exterior of the structure was limited to view completely in several areas, due to foliage, stored items and/or any other item that may restrict visibility.

Attic space was limited to view, due to contour of attic space, lack of catwalk, clearance above access, insulation, stored items, HVAC ductwork or system, electrical components, piping and/or any other items that restricted visibility.

Per the signed agreement form that is encouraged for clients to read and sign upfront prior to the inspection, the agreement form clearly states to have any and all items that may restrict the inspector from entering the attic space be removed. This is the first thing in the agreement form and is color coded in red to bring to your attention.

The roof covering was limited to view, see notes under roof covering section of report.

### 5. Present

Who was present:

Buyers

Buyers extended family/friends

Buyers Realtor

Other (pest control company, appraiser, maintenance, etc.)

## 6. Weather

Weather:

Partly cloudy

Warm

The temperature was above 65 degrees

## II. STRUCTURAL SYSTEMS

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficient

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**1. Foundations**

Type of Foundation(s):

Basement Foundation

The foundation had normal signs of settlement, however was supporting the structure as intended

Observations:

Some hairline separation between the stone siding and mortar in random areas observed.

Cracks in garage floor observed.

Cracks in sidewalk(s) observed.

Cracks in cinderblock walls in random areas observed.



Some hairline separation between the stone siding and mortar in random areas observed.



Cracks in cinderblock walls in random areas observed.

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**2. Crawlspace**

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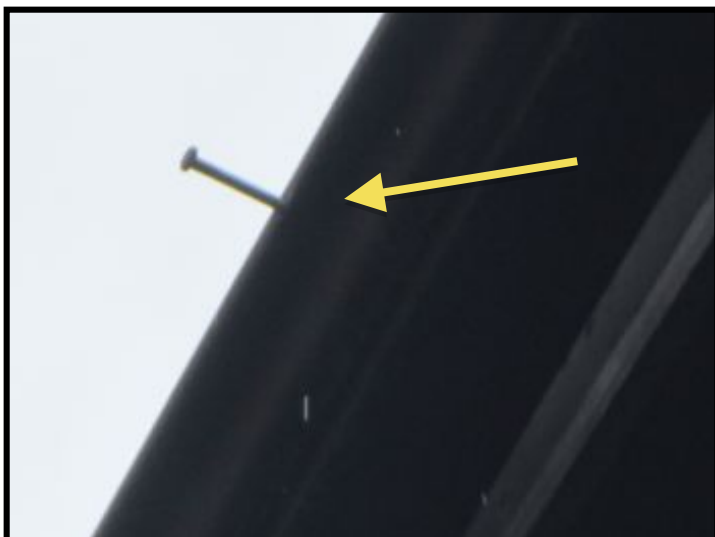
**3. Grading & Drainage**

Observations:

Gutter trough supporting fasteners were backing out at several locations, The gutter trough(s) were insecure at one or more locations. The gutter troughs were pulled away from the fascia at more than one location.

There was no kickout at the bottom of the back right downspout.

Grading sloped towards the structure at the front yard.



Gutter trough supporting fasteners were backing out at several locations, The gutter trough(s) were insecure at one or more locations. The gutter troughs were pulled away from the fascia at more than one location.



Gutter trough supporting fasteners were backing out at several locations, The gutter trough(s) were insecure at one or more locations. The gutter troughs were pulled away from the fascia at more than one location.



There was no kickout at the bottom of the back right downspout.

**4. Roof Covering Materials**

Type(s) of Roof Covering & Condition: (good, fair or poor)

Architectural shingle

Fair

Viewed From: -

Ground

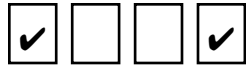
Limitations:

Two stories or more structure limited access to roof top

Observations: -

Inspector was unable to access the roof covering. Inspector saw that there appeared to be patchwork to the shingles at more than one location and saw where it appeared shingles were lifted or bulged at more than one location. Inspector recommends having a second evaluation on the condition of the roof covering.





## 5. Roof Structure & Attic

Type of Roof Structure & Type of Ventilation:

Gable structure

Soffit vents

Gable vents

Insulation type & depth:

Blown

Rolled

8"

Inspector did not walk through the attic space. Reason(s) for limited access:

-Catwalk was not present-Catwalk was not present

-Insulation blocked limited inspector from entering attic space safely

-Head clearance was insufficient for safe access for inspector. Per International Residential Code building practices there should be a minimum of 30" above an access for safe access

-Electrical wiring was at the access or crossing the access restricting inspectors safe access.

-Structural design at the attic access blocked a safe access

Inspector viewed attic space from access only.

Observations:

Attic space was satisfactory from where the inspector was able to access.

Frieze board was separated and appeared insecure at the back left corner under the eave.

The rake boards had damage at the right side above the garage access wall.

Screen was damaged at the gable vents.

Water stains on decking in random areas in attic. water stains appear to be dry and could be from an old water leak from an older roof covering. Inspectors are unable to determine if stains are new or old. Inspector suggest keeping any water stains found anywhere through the structure a consideration and to monitor the stains during rains.

Soffit was rotted through at the side of the chimney penetration.



The rake boards had damage at the right side above the garage access wall.



Frieze board was separated and appeared insecure at the back left corner under the eave.



Soffit was rotted through at the side of the chimney penetration.



Water stains on decking in random areas in attic. water stains appear to be dry and could be from an old water leak from an older roof covering. Inspectors are unable to determine if stains are new or old. Inspector suggest keeping any water stains found anywhere through the structure a consideration and to monitor the stains during rains.





Screen was damaged at the gable vents.

**6. Walls (Interior & Exterior)**

Type of Exterior Wall Coverings:

Wood

Stone

Note: some areas of the exterior were limited to view due to foliage, stickers, shrubs, etc.

Type of Interior Wall Covering:

Sheet rock

Paneling

Observations:

There was wood rot on exterior wood siding at more than one location, including trim around windows and doors.

Trim was insecure with rot starting on the exterior trim of the front living room windows.

Trim was insecure at the right side beam protruding out from the exterior wall at the front of the living room.

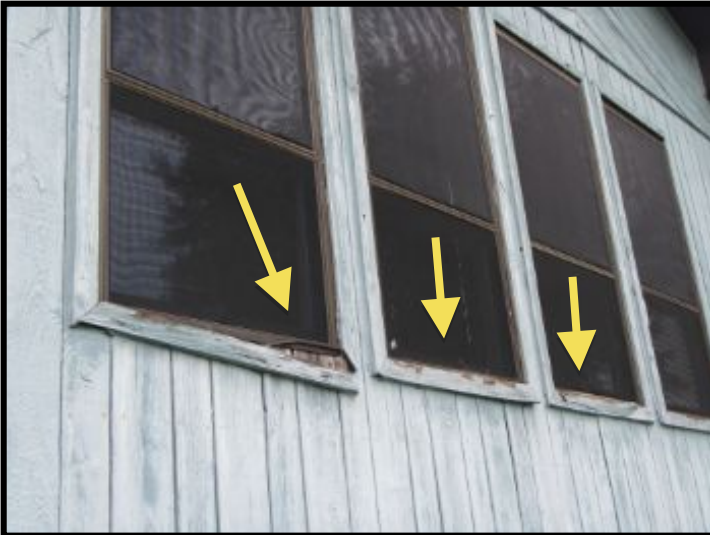
There was dry water stains on the left wall of the foyer.

There was wood decay on the baseboards at the front right corner in the garage.

Sill boards were missing at walls in the basement.

Water stains and Efflorescence on cinder block walls inside the basement. Efflorescence is dried mineral deposits that are transferred from soil/earth by ground moisture through cinder block walls (cinder block being a porous material) on the opposing side of the cinder block wall.

There were holes in cinder blocks inside the basement.



There was wood rot on exterior wood siding at more than one location, including trim around windows and doors.



Trim was insecure at the right side beam protruding out from the exterior wall at the front of the living room.



vines restricted inspectors ability to view siding



vines restricted inspectors ability to view siding



There was wood rot on exterior wood siding at more than one location, including trim around windows and doors.



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There was wood rot on exterior wood siding at more than one location, including trim around windows and doors.



There was wood decay on the baseboards at the front right corner in the garage.





Water stains and Efflorescence on cinder block walls inside the basement. Efflorescence is dried mineral deposits that are transferred from soil/earth by ground moisture through cinder block walls (cinder block being a porous material) on the opposing side of the cinder block wall.



Sill boards were missing at walls in the basement.



Sill boards were missing at walls in the basement.



wood rot on sill board behind basement bathtub

☒ ☐ ☐ ☒ **7. Floors**

Type of floor structure:

Slab

Engineered trusses

Observations:

Note that there was water standing on the floors of the kitchen and garage at the time of the inspection.

The guard railing was below 36" per today's building practices located at the floor in the living room.

Note that there were dry water stains on the floor of the master bathroom.

Note that there were dry water stains on the floor in all three bedrooms.

Note that there were dry water stains on the floor below the water heating unit in the garage.

There was water on the floor in the basement utility room at the time of the inspection.



water on the floor in the garage at the time of the inspection



Note that there were dry water stains on the floor of the master bathroom.



Note that there were dry water stains on the floor below the water heating unit in the garage.



There was water on the floor in the basement utility room at the time of the inspection.

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## 8. Ceilings

Type of ceiling structure:

Joist

Rafters (Cathedral ceiling)

Observations:

Inspectors are only to notate water stains in a report. Inspectors can not determine if water staining means it was a past or present issue or what caused the stains or causing the stains. The customer should seek further investigations concerning the water stains to see if the water stains are from an old issue that has been resolved or possibly still an ongoing issue that needs repairs.

The ceiling was damaged in the garage at several locations.

Note that there was a bulge in the ceiling in the dining room that was patched over.

There were dry water stains on the ceiling in the front left bedroom.

There was a dry water stain on the ceiling in the master bedroom.

There was a crack in the ceiling near the light fixture in the basements front left room.





The ceiling was damaged in the garage at several locations.

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## 9. Doors

Garage overhead door details:

Sectional panel

Metal

Observations:

There was minor wood rot starting on the right side exterior frame board at grade at the garage overhead door.

There was minor wood rot on the exterior frame/trim boards at ground level at the back exterior walk through door from the garage. The door did not close and latch in the frame/strike plate.

The front doors deadbolt latch did not line up perfectly to lock the door, door had to be lifted while locking door. The threshold seal was damaged.

The threshold board was cracked and weathered at the back french door. The weather strip and threshold seal was damaged.

The hall bathroom door rubbed the frame when operating.

The retractable doors were not installed at the closet in the front left bedroom.

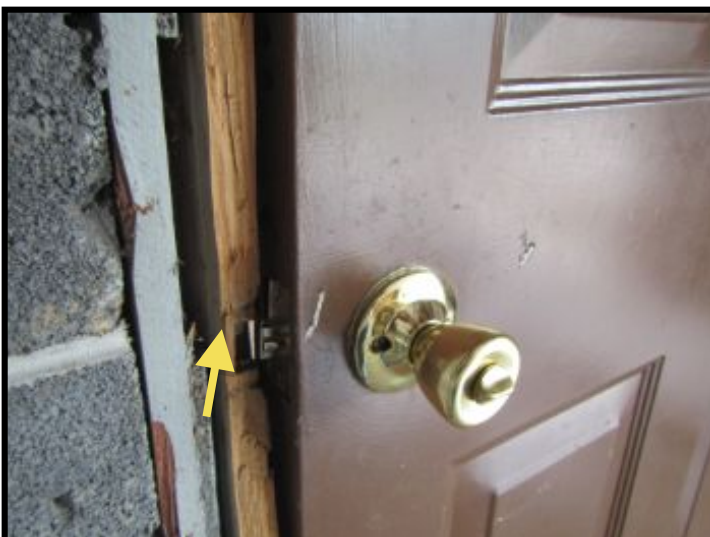
The frame was damaged and the door was missing from the closet in the basement bathroom.

Note that many of the doors frames were damaged, strike plates were damaged or missing.

The seal was damaged at the front door threshold.



weather strips were insecure at the garage overhead door



There was minor wood rot on the exterior frame/trim boards at ground level at the back exterior walk through door from the garage. The door did not close and latch in the frame/strike plate.



There was minor wood rot on the exterior frame/trim boards at ground level at the back exterior walk through door from the garage. The door did not close and latch in the frame/strike plate.



The seal was damaged at the front door threshold.



The threshold board was cracked and weathered at the back french door. The weather strip and threshold seal was damaged.

✓			✓
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## 10. Windows

Type:

Double Pane

Observations:

There was screen damage at the basement window at the back of the structure where the well was located.



There was screen damage at the basement window at the back of the structure where the well was located.

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## 11. Stairways (Interior & Exterior)

Observations:

Satisfactory

**12. Fireplace/chimney**

Type:

Built in

Energy source:

Gas

Observations:

Gas was not lit at unit at the time of the inspection. Inspectors nationwide are not required to light any pilot light. This needs to be done by the local utility company. Should there be an issue that the inspector is unaware of; lighting pilot lights could result in damages. All pilot lights should be lit already at the time of the inspectors arrival per the state of Tennessee's home inspection guidelines. Operation of gas unit was not determined.

There was no damper stop clamp on the damper to keep damper cracked open, as required when fireplace supports gas unit.

There was cracks in the hearth extension and mantle.



There was cracks in the hearth extension and mantle.



**13. Porches, Balconies, Decks, and Carports****Observations:**

Wood rot on multiple members of the back deck. Fasteners were backing out at several locations.

The back decks joist sagged in the middle/walking surface sagged.

Missing joist hangers at porch/deck.

The handrail to the step case was below today's industry standard height and balusters were missing from the handrail.

Deck was not lag bolted to the structure.

The retaining wall was leaning at the back of the structure.

A guard rail should be installed at the top of the retaining wall when the grade differentials are greater than 30" apart per today's International Residential Code building practices.

The front porch steps were cracked.



The front porch steps were cracked.



The retaining wall was leaning at the back of the structure.



A guard rail should be installed at the top of the retaining wall when the grade differentials are greater than 30" apart per today's International Residential Code building practices.



The handrail to the step case was below today's industry standard height and balusters were missing from the handrail.



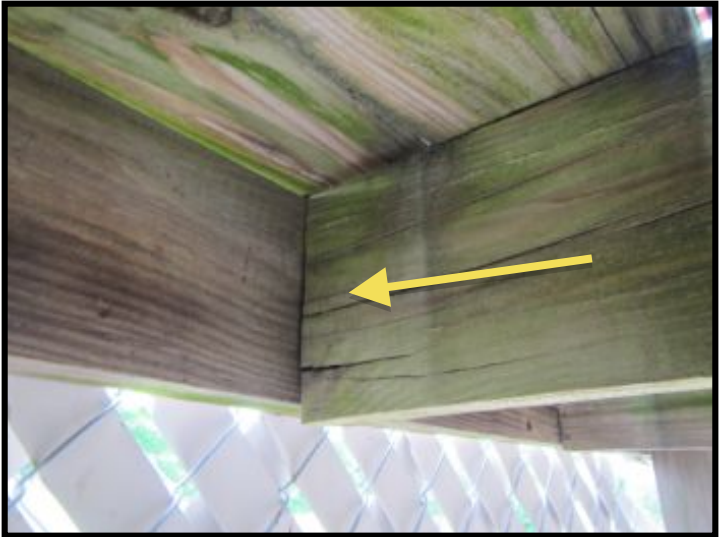
The back deck's joist sagged in the middle/walking surface sagged.



Wood rot on multiple members of the back deck. Fasteners were backing out at several locations.



Deck was not lag bolted to the structure.



Missing joist hangers at porch/deck.

☐☐☐☐

14. Other



## III. ELECTRICAL SYSTEMS

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficient

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**1. Service entrance & panels details**

Service entrance &amp; panel details

Main panel

Type of service coming in to structure:  
Overhead service to weatherheadBrand of panel:  
Square DLocation of panel:  
ExteriorAmp capacity:  
200 ampBreakers or fuses in use:  
Breakers

Observations:

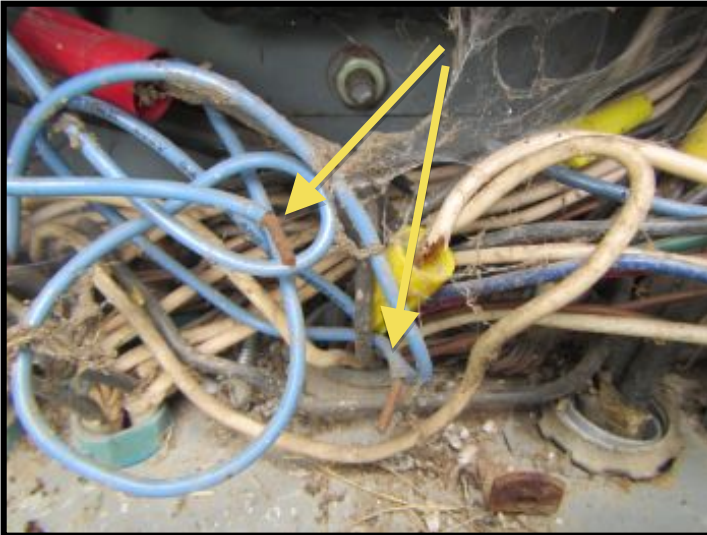
Note that the panel lid and deadfront cover was off at the time of the inspectors arrival.

The cover was insecure below the panel that protects the wiring.

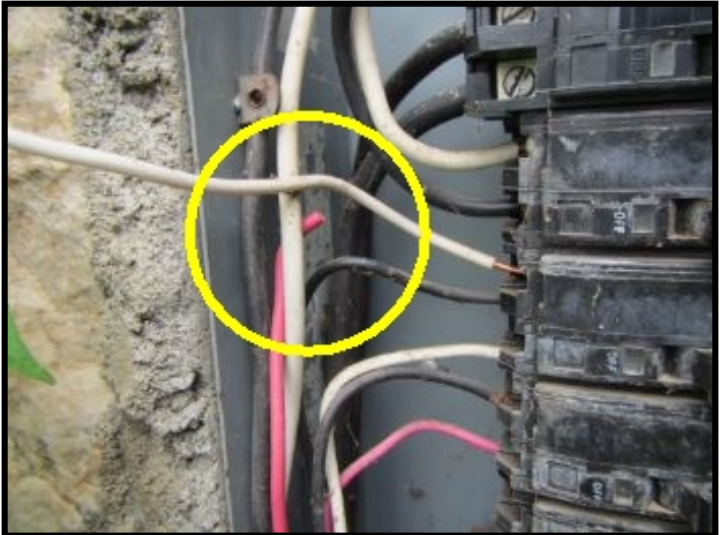
There were uncapped wire ends found inside the panel.



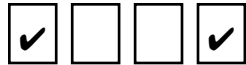
The cover was insecure below the panel that protects the wiring.



There were uncapped wire ends found inside the panel.



There was an uncapped wire end in the electrical panel (red wire sheathing).

**2. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:

Copper wiring

Observations:

Bulbs were missing or did not function at random fixtures

Electrical wiring below the back deck was not protected in electrical conduit.

The switch on the back wall in the garage was missing a cover.

A floor outlet in the living room had a damaged cover.

Conduit was insecure at branch wiring below the electrical panel on the exterior of the structure.

There were improperly terminated wire ends coming from conduit below the back left corner of the back deck.

The middle outlet on the back wall in the living room was not grounded.

The front right outlet in the living room was not secure in the wall.

Inspector was unable to determine what the left switch operated located at the two switches to the left side of the kitchen sink.

Inspector was unable to determine what the right side switch operated at the two switches on the front wall inside the dining area.

Inspector was unable to operate ceiling light fixture above the kitchen bar.

The ceiling fan/light did not operate in the kitchen. Pull chain did not operate for what inspector assumed to be the fan.

The outlet in the exterior wall at the back deck was insecure.

The foyer light fixture did not function (switches at the top and bottom of the staircase did not operate any electrical device that inspector could determine.

Note that there were some outlet and switch covers with cracks present however were performing as intended. Inspector is also notes that supporting fasteners were missing at several outlet and switch covers.

There was a damaged outlet on the back wall in the front right bedroom.

The outlet on the right wall in the front left bedroom had a damaged cover.

Many outlets in the basement were insecure from the walls, wiring was along the walls and not in conduit.

There was an unterminated wire end in the attic at the access.

Missing outlet and/or switch coverings in random areas throughout structure



Wire ends not in junction box in garage above back exterior door.



Wire ends not in junction box in garage above back exterior door.



The switch on the back wall in the garage was missing a cover.



Electrical wiring below the back deck was not protected in electrical conduit.



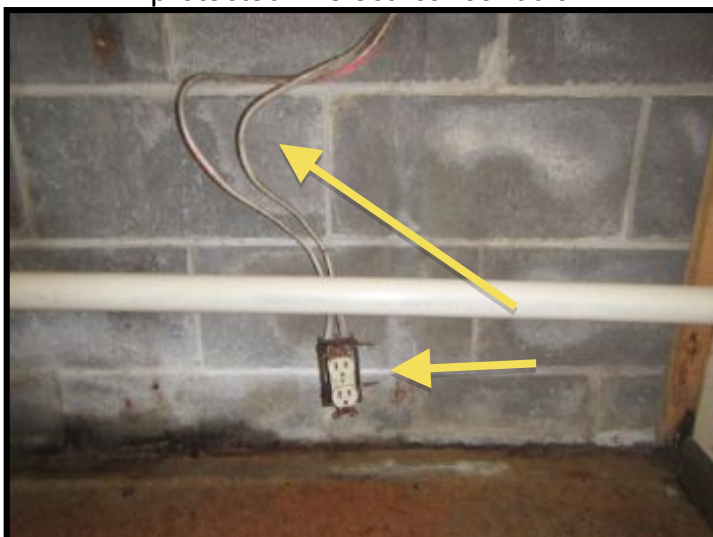
There were improperly terminated wire ends coming from conduit below the back left corner of the back deck.



Electrical wiring below the back deck was not protected in electrical conduit.



Conduit was insecure at branch wiring below the electrical panel on the exterior of the structure.



Many outlets in the basement were insecure from the walls, wiring was along the walls and not in conduit.



Missing outlet and/or switch coverings in random areas throughout structure



There was an unterminated wire end in the attic at the access.

☒☐☐☒

### 3. Fire Alarms

Observations:

- One or more units did not function.
- There were no units present in any of the bedrooms.

## IV. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficient

I	NI	NP	D
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**1. Heating System**

Type:

Central Unit

Space Heaters

Energy source:

Gas

Electric

Observations:

Note that the gas space heater on the wall in the basement front left room was not inspected, there was no gas.

Unit did not function



HVAC was being worked on at the time of inspection, inspection of HVAC system was limited for inspector



☒ ☐ ☐ ☒ **2. Cooling System**

Type:

Central Unit

Energy source:

Electric

Observations:

Unit operated satisfactory

Supply: 57 Return: 73 Differential: 16

18": The condensing unit was placed within 18" of the structures wall (or other type of restriction: retaining walls, stored items, etc.), this restricts air flow per air conditioner manufacturers recommendations.

Insulation was damaged/missing at copper tubing connected to the condensing unit



Insulation was damaged/missing at copper tubing connected to the condensing unit



18": The condensing unit was placed within 18" of the structures wall (or other type of restriction: retaining walls, stored items, etc.), this restricts air flow per air conditioner manufacturers recommendations.

**3. Ductwork**

Type:

Flexible duct

Observations:

Be aware that many areas of the ductwork were limited to view and typically are at any given house. Due to where ductwork travels through structures, many areas are limited for an inspector to visually see. The operation of the ductwork appeared satisfactory from what the inspector could determine by the air flow at the vent registers.

Floor vent diffusers were missing at several supply ducts.

There was no air filter at the return grill.

Control handles were missing from ceiling vent diffusers throughout the basement.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person. Home Inspectors do NOT remove unit covers to diagnose internal components. State and national guidelines do not require an inspector to understand how to operate programmable thermostats, if there is/are programmable thermostat(s) present, Alamo Home Inspections will make best effort to operate programmable thermostats. Please be advised, when outside temperatures have been below 60 degrees 24 hours prior to your inspection or below 60 degrees at the time of the inspection, inspectors do NOT turn air conditioning systems on per state and national guidelines. Turning air conditioning systems on in temperatures below 60 degrees puts the compressor inside the condensing unit at risk of burning up due to the solidity of operable fluid inside the compressor.

## V. PLUMBING SYSTEMS

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficient

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 1. Water Supply

Type:

Copper

Main cut off location:

Garage

Public water source

Observations:

There was no water service at the time of the inspection. Evaluation of drainage system is omitted from this report. Water was turned of for inspector by other members present at the inspection. Water started running out of the kitchen wall, water was turned off, plumbing portion of inspection was terminated/incomplete. There was a cut copper supply line in the ceiling of the garage that leaked also.



cut copper water pipe in ceiling of garage

☐☒☐☒**2. Drainage**

Type:

PVC

-

Private sewage/septic system

-

Observations:

There was no water service at the time of the inspection. Evaluation of drainage system is omitted from this report.

Clothes washer drain line was improperly terminated.

☒☐☐☒**3. Water Heating Equipment**

Energy source:

Gas

-

Gallon Capacity:

40 gallon

-

Observations:

The pilot light was not lit to the unit. Inspectors are not required to light gas pilot lights anywhere at a property per state guidelines. There was no water supply at the time of the inspection.

Drain line was too short from the temperature pressure relief valve

Unit was not elevated 18" as required when unit is located in the garage

Copper tubing was in use as gas supply line.





Unit was not elevated 18" as required when unit is located in the garage



Copper tubing was in use as gas supply line.



Drain line was too short from the temperature pressure relief valve

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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#### 4. Hydro-Therapy Equipment

## VI. APPLIANCES

I=Inspected, NI=Not Inspected, NP=Not Present, D=Deficient

I	NI	NP	D
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**1. Dishwasher**

Observations:

There was no water service at the time of the inspection. Inspector was unable to operate unit. Unit was not inspected.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**2. Food Waste Disposer**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**3. Range Exhaust Vent**

Observations:

Satisfactory

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**4. Ranges, Cooktops, and Ovens**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**5. Microwave Oven**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**6. Trash Compactor**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**7. Mechanical exhaust Vents and Bathroom Heaters**

Observations:

The unit was insecure from the ceiling in the master bathroom.

Unit(s) exhaust terminated in the attic space. Exhaust should terminate to the exterior of the structure per international residential code building practices.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**8. Garage Door Operator(s)**

Observations:

Satisfactory

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**9. Doorbell and Chimes**

Observations:

Satisfactory

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**10. Dryer Vents**

Observations:

Unit exterior cover was detached/missing.



## Report Summary

**STRUCTURAL SYSTEMS**

Page 11 Item: 3	Grading & Drainage	<p>Gutter trough supporting fasteners were backing out at several locations, The gutter trough(s) were insecure at one or more locations. The gutter troughs were pulled away from the fascia at more than one location.</p> <p>There was no kickout at the bottom of the back right downspout.</p> <p>Grading sloped towards the structure at the front yard.</p>
Page 12 Item: 4	Roof Covering Materials	<p>Inspector was unable to access the roof covering. Inspector saw that there appeared to be patchwork to the shingles at more than one location and saw where it appeared shingles were lifted or bulged at more than one location. Inspector recommends having a second evaluation on the condition of the roof covering.</p>
Page 15 Item: 5	Roof Structure & Attic	<p>Frieze board was separated and appeared insecure at the back left corner under the eave.</p> <p>The rake boards had damage at the right side above the garage access wall.</p> <p>Screen was damaged at the gable vents.</p> <p>Water stains on decking in random areas in attic. water stains appear to be dry and could be from an old water leak from an older roof covering. Inspectors are unable to determine if stains are new or old. Inspector suggest keeping any water stains found anywhere through the structure a consideration and to monitor the stains during rains.</p> <p>Soffit was rotted through at the side of the chimney penetration.</p>

Page 19 Item: 6	Walls (Interior & Exterior)	<p>There was wood rot on exterior wood siding at more than one location, including trim around windows and doors.</p> <p>Trim was insecure with rot starting on the exterior trim of the front living room windows.</p> <p>Trim was insecure at the right side beam protruding out from the exterior wall at the front of the living room.</p> <p>There was dry water stains on the left wall of the foyer.</p> <p>There was wood decay on the baseboards at the front right corner in the garage.</p> <p>Sill boards were missing at walls in the basement.</p> <p>Water stains and Efflorescence on cinder block walls inside the basement. Efflorescence is dried mineral deposits that are transferred from soil/earth by ground moisture through cinder block walls (cinder block being a porous material) on the opposing side of the cinder block wall.</p> <p>There were holes in cinder blocks inside the basement.</p>
Page 21 Item: 7	Floors	<p>Note that there was water standing on the floors of the kitchen and garage at the time of the inspection.</p> <p>The guard railing was below 36" per todays building practices located at the floor in the living room.</p> <p>Note that there were dry water stains on the floor of the master bathroom.</p> <p>Note that there were dry water stains on the floor in all three bedrooms.</p> <p>Note that there were dry water stains on the floor below the water heating unit in the garage.</p> <p>There was water on the floor in the basement utility room at the time of the inspection.</p>
Page 22 Item: 8	Ceilings	<p>The ceiling was damaged in the garage at several locations.</p> <p>Note that there was a bulge in the ceiling in the dining room that was patched over.</p> <p>There were dry water stains on the ceiling in the front left bedroom.</p> <p>There was a dry water stain on the ceiling in the master bedroom.</p> <p>There was a crack in the ceiling near the light fixture in the basements front left room.</p>



Page 24 Item: 9	Doors	<p>There was minor wood rot starting on the right side exterior frame board at grade at the garage overhead door.</p> <p>There was minor wood rot on the exterior frame/trim boards at ground level at the back exterior walk through door from the garge. The door did not close and latch in the frame/strike plate.</p> <p>The front doors deadbolt latch did not line up perfectly to lock the door, door had to be lifted while locking door. The threshold seal was damaged.</p> <p>The threshold board was cracked and weathered at the back french door. The weather strip and threshold seal was damaged.</p> <p>The hall bathroom door rubbed the frame when operating.</p> <p>The retractable doors were not installed at the closet in the front left bedroom.</p> <p>The frame was damaged and the door was missing from the closet in the basement bathroom.</p> <p>Note that many of the doors frames were damaged, strike plates were damaged or missing.</p> <p>The seal was damaged at the front door threshold.</p>
Page 24 Item: 10	Windows	<p>There was screen damage at the basement window at the back of the structure where the well was located.</p>
Page 25 Item: 12	Fireplace/chimney	<p>Gas was not lit at unit at the time of the inspection. Inspectors nationwide are not required to light any pilot light. This needs to be done by the local utility company. Should there be an issue that the inspector is unaware of; lighting pilot lights could result in damages. All pilot lights should be lit already at the time of the inspectors arrival per the state of Tennessee's home inspection guidelines. Operation of gas unit was not determined.</p> <p>There was no damper stop clamp on the damper to keep damper cracked open, as required when fireplace supports gas unit.</p> <p>There was cracks in the hearth extension and mantle.</p>

Page 28 Item: 13	Porches, Balconies, Decks, and Carports	<p>Wood rot on multiple members of the back deck. Fasteners were backing out at several locations.</p> <p>The back decks joist sagged in the middle/walking surface sagged.</p> <p>Missing joist hangers at porch/deck.</p> <p>The handrail to the step case was below todays industry standard height and balusters were missing from the handrail.</p> <p>Deck was not lag bolted to the structure.</p> <p>The retaining wall was leaning at the back of the structure.</p> <p>A guard rail should be installed at the top of the retaining wall when the grade differentials are greater than 30" apart per today's International Residential Code building practices.</p> <p>The front porch steps were cracked.</p>
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**ELECTRICAL SYSTEMS**

Page 30 Item: 1	Service entrance & panels details	<p>Note that the panel lid and deadfront cover was off at the time of the inspectors arrival.</p> <p>The cover was insecure below the panel that protects the wiring.</p> <p>There were uncapped wire ends found inside the panel.</p>
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Page 34 Item: 2	Branch Circuits, Connected Devices, and Fixtures	<p>Electrical wiring below the back deck was not protected in electrical conduit.</p> <p>The switch on the back wall in the garage was missing a cover.</p> <p>A floor outlet in the living room had a damaged cover.</p> <p>Conduit was insecure at branch wiring below the electrical panel on the exterior of the structure.</p> <p>There were improperly terminated wire ends coming from conduit below the back left corner of the back deck.</p> <p>The middle outlet on the back wall in the living room was not grounded.</p> <p>The front right outlet in the living room was not secure in the wall.</p> <p>Inspector was unable to determine what the left switch operated located at the two switches to the left side of the kitchen sink.</p> <p>Inspector was unable to determine what the right side switch operated at the two switches on the front wall inside the dining area.</p> <p>Inspector was unable to operate ceiling light fixture above the kitchen bar.</p> <p>The ceiling fan/light did not operate in the kitchen. Pull chain did not operate for what inspector assumed to be the fan.</p> <p>The outlet in the exterior wall at the back deck was insecure.</p> <p>The foyer light fixture did not function (switches at the top and bottom of the staircase did not operate any electrical device that inspector could determine.</p> <p>Note that there were some outlet and switch covers with cracks present however were performing as intended. Inspector is also notes that supporting fasteners were missing at several outlet and switch covers.</p> <p>There was a damaged outlet on the back wall in the front right bedroom.</p> <p>The outlet on the right wall in the front left bedroom had a damaged cover.</p> <p>Many outlets in the basement were insecure from the walls, wiring was along the walls and not in conduit.</p> <p>There was an unterminated wire end in the attic at the access.</p> <p>Missing outlet and/or switch coverings in random areas</p>
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		throughout structure  Wire ends not in junction box in garage above back exterior door.
Page 34 Item: 3	Fire Alarms	<ul style="list-style-type: none"> <li>• One or more units did not function.</li> <li>• There were no units present in any of the bedrooms.</li> </ul>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 35 Item: 1	Heating System	Unit did not function
Page 36 Item: 2	Cooling System	<p>18": The condensing unit was placed within 18" of the structures wall (or other type of restriction: retaining walls, stored items, etc.), this restricts air flow per air conditioner manufacturers recommendations.</p> <p>Insulation was damaged/missing at copper tubing connected to the condensing unit</p>
Page 37 Item: 3	Ductwork	<p>Floor vent diffusers were missing at several supply ducts.</p> <p>There was no air filter at the return grill.</p> <p>Control handles were missing from ceiling vent diffusers throughout the basement.</p>
<b>PLUMBING SYSTEMS</b>		
Page 39 Item: 1	Water Supply	There was no water service at the time of the inspection. Evaluation of drainage system is omitted from this report. Water was turned of for inspector by other members present at the inspection. Water started running out of the kitchen wall, water was turned off, plumbing portion of inspection was terminated/incomplete. There was a cut copper supply line in the ceiling of the garage that leaked also.
Page 40 Item: 2	Drainage	Clothes washer drain line was improperly terminated.
Page 41 Item: 3	Water Heating Equipment	<p>Drain line was too short from the temperature pressure relief valve</p> <p>Unit was not elevated 18" as required when unit is located in the garage</p> <p>Copper tubing was in use as gas supply line.</p>
<b>APPLIANCES</b>		
Page 42 Item: 7	Mechanical exhaust Vents and Bathroom Heaters	<p>The unit was insecure from the ceiling in the master bathroom.</p> <p>Unit(s) exhaust terminated in the attic space. Exhaust should terminate to the exterior of the structure per international residential code building practices.</p>
Page 43 Item: 10	Dryer Vents	Unit exterior cover was detached/missing.