



Firm Foundation Home Inspection LLC

4910 Smiley Rd.
Chapel Hill, TN 37034
(931) 580-7751
ffhomeinspect.com
ffhomeinspect@gmail.com



Home Inspection Report

Prepared For:



Property Address:

 Horton Way

Lewisburg, TN 37091

Inspected on Mon, Aug 3 2020 at 1:00 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Vegetation

- 1) Access to main panel blocked by vegetation.



Figure 1-1

Steps/Stoops

- 2) Back porch steps were differing in height. Steps were not attached to the concrete or the house. Railing was present but not useful at steps.



(Report Summary continued)



Figure 2-1

Exterior Covering

3) Brick veneer of porch has settled and cracked. Recommend tuck-pointing mortar joints to prevent water entry and a freeze thaw condition. Monitor bricks for further settling.



Figure 3-1



(Report Summary continued)

Entry Doors

4) Door jambs at garage entry shows signs of dry rot.



Figure 4-1



Figure 4-2

Railings

5) Codes recommends anything greater than 2 steps have a handrail.



Figure 5-1



(Report Summary continued)

Firewall/Door

6) Current codes calls for a fire rated door and self closing hinges on door leading to garage.



Figure 6-1

Gutters & Downspouts

7) Recommend downspout extension to move water away from foundation.



Figure 7-1



Figure 7-2



(Report Summary continued)

Moisture Condition

8) Crawlspace wet at access. Pictures in "Site" will show areas here that need grade work.



Figure 8-1



Figure 8-2

Smoke Detectors

9) Living area smoke detector missing.



Figure 9-1

10) Smoke detector missing in kitchen hall.

(Report Summary continued)

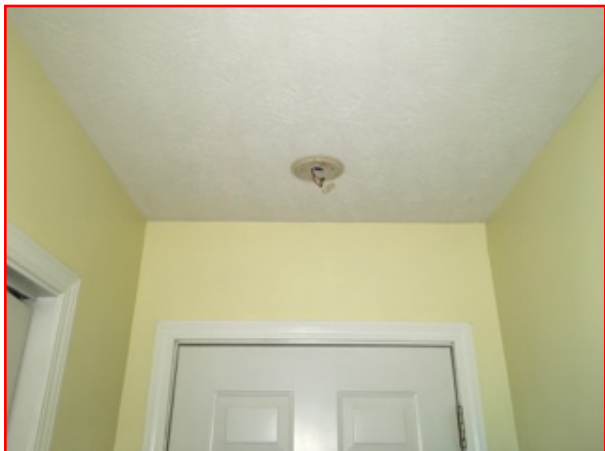


Figure 10-1

11) Missing smoke detector hall at guest bath.

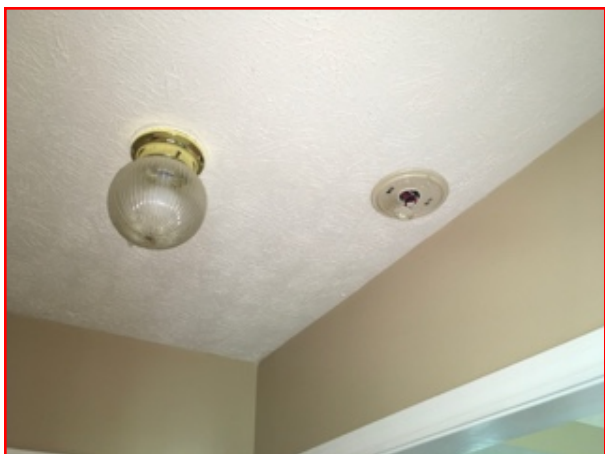


Figure 11-1



(Report Summary continued)

Branch Circuit Wiring

12) NEC calls for neutrals and grounds be isolated from one another in a sub panel.

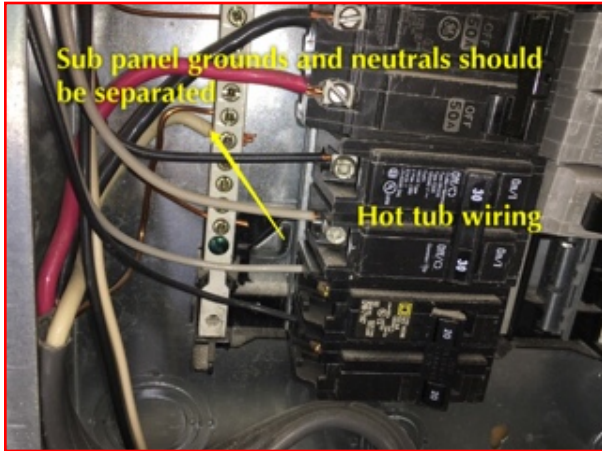


Figure 12-1



Figure 12-2

HVAC System Type

13)

Type of Equipment

14) HVAC system is approaching 16 years. The average life expectancy of a unit is 10-15 years. Unit is running and cooling, however the temperature drop across the evaporator is higher than normal. Recommended to have a HVAC specialist evaluate unit for options.



(Report Summary continued)

Electrical

15) Missing smoke detector.



Figure 18-1

Electrical

16) Missing smoke detector .

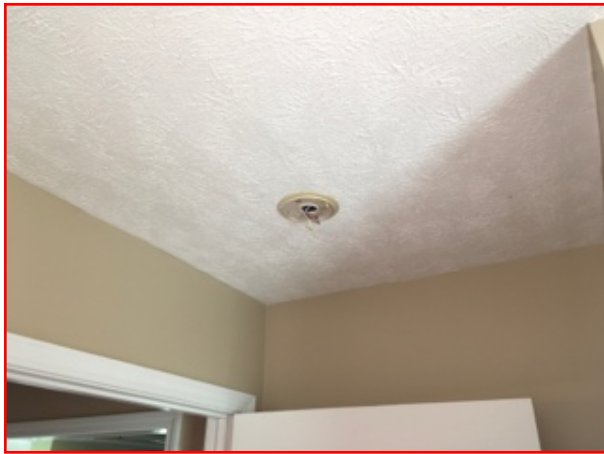


Figure 19-1



(Report Summary continued)

Range

17) Front right eye not operating on cook top.

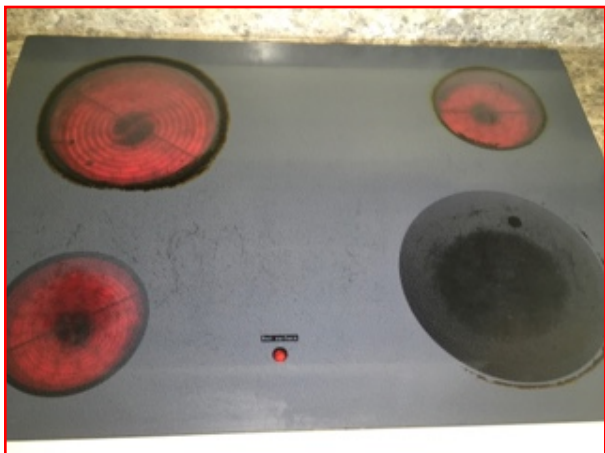


Figure 20-1



General

Property Type:	Single Family
Stories:	One
Approximate Age:	2005
Age Based On:	Listing, Sellers Disclosure
Bedrooms/Baths:	3/2
Door Faces:	South
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Away From Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory



(Site continued)



Comment 1:
Access to main panel blocked by vegetation.



Figure 1-1

Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Wood Condition: Repair or Replace



Comment 2:
Back porch steps were differing in height. Steps were not attached to the concrete or the house. Railing was present but not useful at steps.



(Site continued)



Figure 2-1

Patios/Decks: Concrete
Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Brick, Vinyl Siding
Condition: Satisfactory



Comment 3:
Brick veneer of porch has settled and cracked. Recommend tuck-pointing mortar joints to prevent water entry and a freeze thaw condition. Monitor bricks for further settling.

(Exterior continued)



Figure 3-1

Exterior Trim Material:	Vinyl, Aluminum Condition: Satisfactory
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Steel Condition: Satisfactory



(Exterior continued)



Comment 4:
Door jambs at garage entry shows signs of dry rot.



Figure 4-1



Figure 4-2

Railings:

Not Present



Comment 5:
Codes recommends anything greater than 2 steps have a handrail.



Figure 5-1



Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory
Firewall/Door:	Not Present



Comment 6:

Current codes calls for a fire rated door and self closing hinges on door leading to garage.



Figure 6-1

Roofing

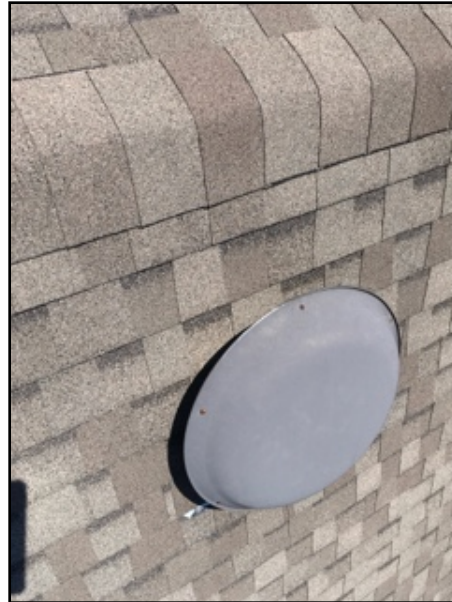
The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.



(Roofing continued)

Inspection Method:

Walked Roof/Arms Length



Roof Design:

Hip

Roof Covering:

Architectural shingle

Condition: Satisfactory

Approximate Roof Age:

3-5 Yrs.

Ventilation Present:

Roof, Soffit

Condition: Satisfactory

Vent Stacks:

Plastic

Condition: Satisfactory



(Roofing continued)

Soffit and Fascia:	Aluminum, Vinyl
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory



Comment 7:
 Recommend downspout extension to move water away from foundation.



Figure 7-1



Figure 7-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Poured Concrete, Concrete Block
	Condition: Satisfactory
Signs of Water Penetration:	Moisture
	Condition: Marginal
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory



(Structure continued)

Attic

Attic Entry:	Garage
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation:	Blown In Fiberglass, Blown In Cellulose
	Condition: Satisfactory



Crawlspace

If the clearance from the ground to the bottom of the joists is less than 30", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Inside
Vapor Retarder:	Installed
	Condition: Satisfactory
Underfloor Insulation:	Fiberglass Batts
	Condition: Satisfactory
Ventilation Present:	Yes
	Condition: Satisfactory



(Crawlspace continued)

Moisture Condition: Damp
Condition: Marginal



Comment 8:
Crawlspace wet at access. Pictures in "Site" will show areas here that need grade work.



Figure 8-1



Figure 8-2

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Exterior
Service Panel Manufacturer:	General Electric
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod



(Electrical continued)

Branch Circuit Wiring:	Non-Metallic Shielded Copper Condition: Satisfactory
Overcurrent Protection:	Breakers Condition: Satisfactory
GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	Hard Wired, Hard Wired Interconnected Condition: Repair or Replace



Comment 9:
Living area smoke detector missing.



Figure 9-1



(Electrical continued)



Comment 10:
Smoke detector missing in kitchen hall.

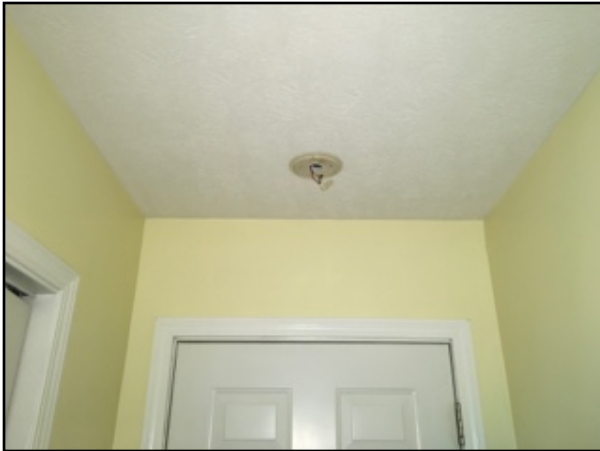


Figure 10-1



Comment 11:
Missing smoke detector hall at guest bath.



Figure 11-1

Sub Panel

Location:	Garage
Service Line Material:	Aluminum
Overcurrent Protection:	Breakers



(Sub Panel continued)

Branch Circuit Wiring:

Non-Metallic Shielded Copper
Condition: Marginal



Comment 12:

NEC calls for neutrals and grounds be isolated from one another in a sub panel.

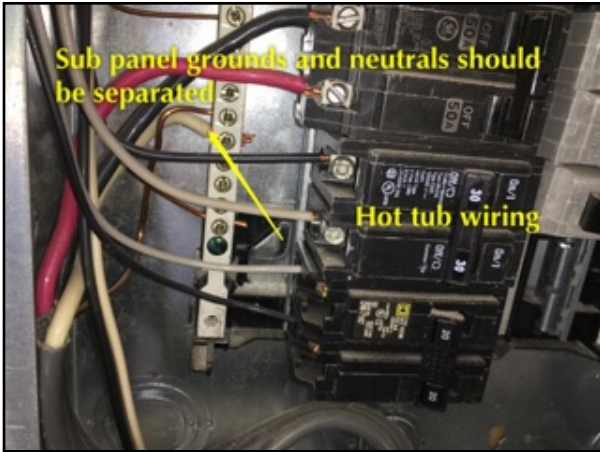


Figure 12-1



Figure 12-2

GFCI/AFCI Breakers:

Yes

Condition: Satisfactory

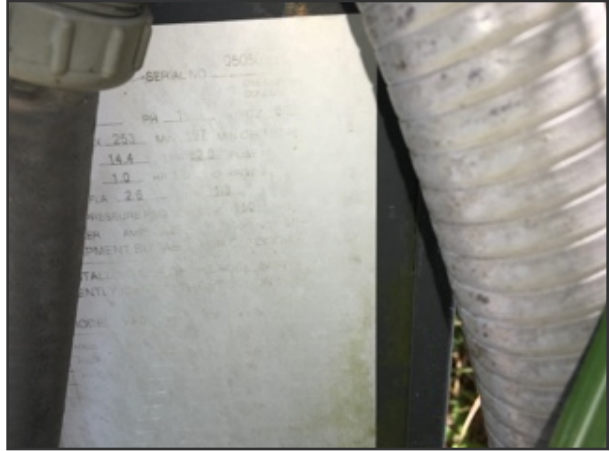
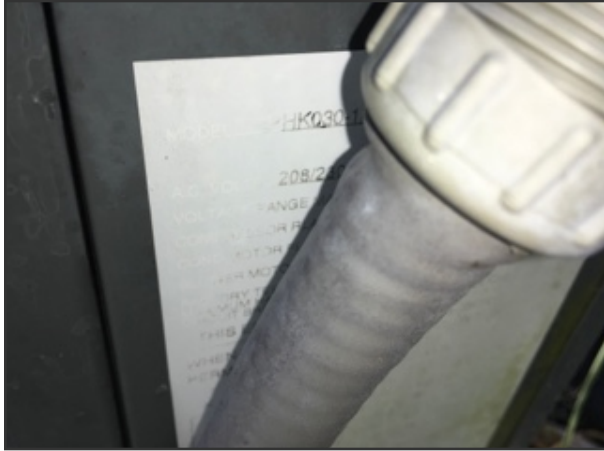
HVAC

HVAC System Type:

Package Unit



(HVAC continued)



Comment 13:

Thermostat:

Digital

Condition: Satisfactory

Thermostat Location:

Dining, living area

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Evaporative

Condition: Marginal



Comment 14:

HVAC system is approaching 16 years. The average life expectancy of a unit is 10-15 years. Unit is running and cooling, however the temperature drop across the evaporator is higher than normal. Recommended to have a HVAC specialist evaluate unit for options.

Condenser Make:

Unidentified

Condenser Approximate Age:

2005



(Cooling continued)

Expansion Coil Make:	Unidentified
Expansion Coil Size:	30,000 BTU (2.5 Tons)
Expansion Coil Approximate Age:	2005
Condensate Drainage:	To Exterior
	Condition: Satisfactory
AC Supply Air Temp:	63.1
AC Return Air Temp:	75.4
AC Temperature Drop:	12.3



Comment 15:
Average temperature drop is 15-19 degrees across evaporator.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

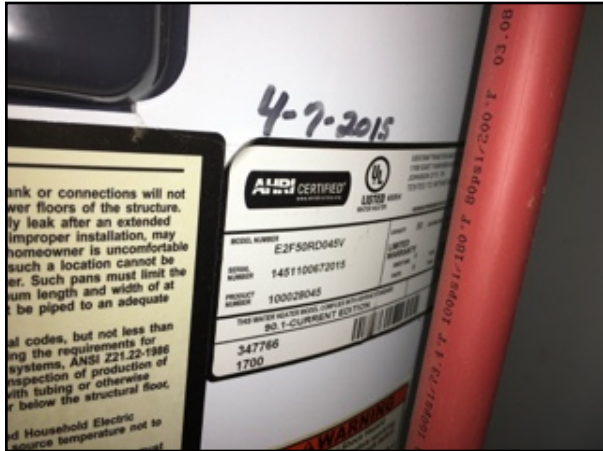
Water Service:	Public
Supply Pipe Material:	PVC
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Septic System
Waste Pipe Material:	PVC
	Condition: Satisfactory

Water Heater

(Water Heater continued)

Manufacturer:

U.S Craftsmaster



Fuel:

Electric

Capacity:

50 gal

Approximate Age:

2015

Temp & Pressure Relief Valve:

Present With Blow Off Leg

Condition: Satisfactory

Seismic Straps Installed:

No

Condition: Satisfactory

Bathrooms

Bathroom #1

Location:

Primary

Bath Tub:

Recessed

Condition: Satisfactory

Shower:

In Tub

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Satisfactory



(Bathroom #1 continued)

Toilet:

Standard Tank
Condition: Marginal



Comment 16:
Bowl stained, unsure if stains are permanent.



Figure 16-1

Tub Surround:

Fiberglass
Condition: Satisfactory



(Bathroom #1 continued)

Floor:

Vinyl

Condition: Satisfactory



Comment 17:

Glue seam on vinyl is loose at edge of tub.



Figure 17-1

Ventilation Type:

Ventilator

Condition: Satisfactory

GFCI Protection:

Outlets

Condition: Satisfactory

Bathroom #2

Location:

Guest

Bath Tub:

Recessed

Condition: Satisfactory

Shower:

In Tub

Condition: Satisfactory

Sink(s):

Single Vanity

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory



(Bathroom #2 continued)

Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bedrooms

Bedroom #1

Flooring:	Laminate Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Marginal



(Bedroom #1 continued)



Comment 18:
Missing smoke detector.



Figure 18-1

Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Heat not tested

Bedroom #2

Flooring:	Laminate Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan, Smoke Detector Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Heat not tested



(Bedrooms continued)

Bedroom #3

Flooring:	Laminate Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Marginal



Comment 19:
Missing smoke detector .



Figure 19-1

Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Heat not tested



Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Satisfactory

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	Frigidare Condition: Marginal
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Comment 20:
Front right eye not operating on cook top.

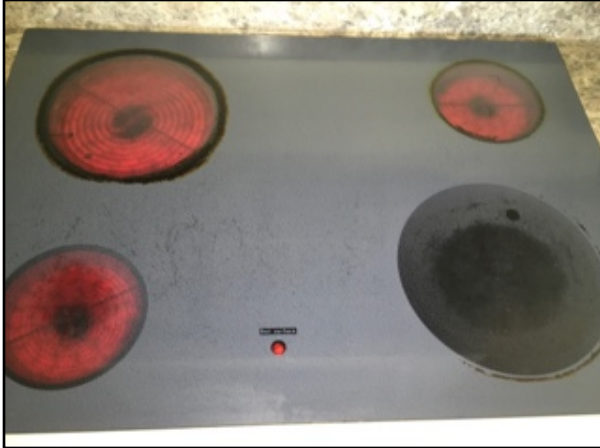


Figure 20-1

Refrigerator:	Frigidaire Condition: Satisfactory
Dishwasher:	Frigidaire Condition: Satisfactory
Microwave:	Whirlpool Condition: Satisfactory



Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory
GFCI Protection:	No
	Condition: Satisfactory
Laundry Hook Ups:	Yes
	Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Wood Laminate, Vinyl
	Condition: Satisfactory
Walls:	Painted Drywall
	Condition: Satisfactory
Window Types:	Single Hung
	Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged
	Condition: Satisfactory
Entry Door Materials:	Steel
Interior Door Materials:	Masonite