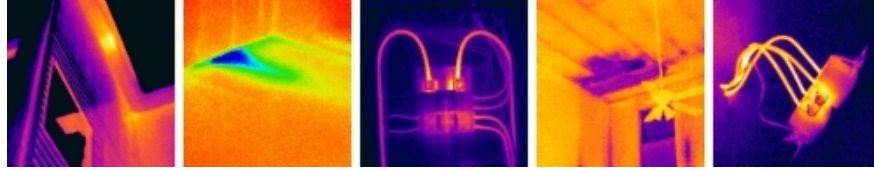


David A. Andersen & Associates

Home Inspection Report



4772 Chester Harris Rd, Woodlawn TN, 37191

Inspection prepared for: & David Andersen

Inspection Date: 1/10/2009 Time: 1:00 pm

Age: 1999 Size: 3165 sf/ft

Weather: raining

Client was present for inspection.

Property is Occupied by the seller.

Inspector: David A. Andersen
HI License #40, IR Level I Thermographer# 1958
4772 Chester Harris Rd., Woodlawn, TN, 37191
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Heating System

(7) Heating Systems:

(a) The home inspector shall inspect permanently installed heating systems including:

1. Heating equipment;
2. Normal operating controls;
3. Automatic safety controls;
4. Chimneys, flues, and vents, where readily visible;
5. Solid fuel heating devices;
6. Heat distribution systems including fans, pumps, ducts and piping, insulation, air filters, registers, radiators, fan coil units, convectors; and
7. The presence of an installed heat source in each room.

(b) The home inspector shall describe:

1. The energy source for the system; and
2. The heating equipment and distribution type.

(c) The home inspector shall operate the systems using normal operating controls.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) The home inspector is not required to:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. Operate automatic safety controls;
3. Ignite or extinguish solid fuel fires; or
4. Inspect:
 - (i) The interior of flues;
 - (ii) Fireplace insert flue connections;
 - (iii) Humidifiers;
 - (iv) Electronic air filters; or
 - (v) The uniformity or adequacy of heat supply to the various rooms.

1. Energy Source

Electric

2. Distribution Type

Forced Air

Cooling System

(8) Cooling Systems:

(a) The home inspector shall inspect:

1. Central air conditioning and through-the-wall installed cooling systems including:

(i) Cooling and air handling equipment; and

(ii) Normal operating controls.

2. Distribution systems including:

(i) Fans, pumps, ducts and piping, dampers, insulation, air filters, registers, fan-coil units; and

(ii) The presence of an installed cooling source in each room.

(b) The home inspector shall describe:

1. The energy source for the system; and

2. The cooling equipment type.

(c) The home inspector shall operate the systems using normal operating controls.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) The home inspector is not required to:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage;

2. Inspect window air conditioners; or

3. Inspect the uniformity or adequacy of cool-air supply to the various rooms.

1. Energy Source

Electric

2. Distribution Type

Forced Air

Electrical

(9) Electrical Systems:

(a) The home inspector shall inspect:

1. Service entrance conductors;
2. Service equipment, grounding equipment, main overcurrent device, and main and distribution panels;
3. Amperage and voltage ratings of the service;
4. Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages;
5. 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;
6. 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;
7. The operation of ground fault circuit interrupters; and
8. Smoke detectors.

(b) The home inspector shall describe:

1. Service amperage and voltage;
2. Service entry conductor materials;
3. The service type as being overhead or underground; and
4. The location of main and distribution panels.

(c) The home inspector shall report the presence of any readily accessible single strand aluminum branch circuit wiring.

(d) The home inspector shall report on the presence or absence of smoke detectors. If the smoke detector is an individual (stand alone) unit, the home inspector shall operate its test function. If the smoke detector is incorporated into an alarm system, the entity that monitors the alarm system should test the smoke detector.

(e) The home inspector is not required to:

1. Insert any tool, probe, or testing device inside the panels;
2. Test or operate any overcurrent device except ground fault circuit interrupters;
3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or
4. Inspect:
 - (i) Low voltage systems;
 - (ii) Security system devices, heat detectors, or carbon monoxide detectors;
 - (iii) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or
 - (iv) Built-in vacuum equipment.

1. Service Capacity

240 VAC - 200 Amp

2. Service Conductor Material

Aluminum

3. Incoming Service Location

Underground

4. Main Panel Location

Exterior, Rear Wall

5. Sub Panel Locations

Laundry

6. Electrical Comment

Observations:

- branch circuit conductors: There is an over heated electrical conductor feeding the HVAC sub-panel on the exterior of the house. The repair can be made by an electrical or HVAC contractor. This is a potential electrical fire situation and should be repaired immediately.



Over heater electrical conductor

Plumbing

(10) Plumbing Systems:

(a) The home inspector shall inspect:

1. Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections;
2. Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage;
3. Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; and
4. Sump pumps.

(b) The home inspector shall describe:

1. Water supply and distribution piping materials;
2. Drain, waste, and vent piping materials;
3. Water heating equipment; and
4. The location of any main water supply shutoff device.

(c) 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.

(d) The home inspector is not required to:

1. State the effectiveness of anti-siphon devices;
2. Determine whether water supply and waste disposal systems are public or private;
3. Operate automatic safety controls;
4. Operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. Inspect:
 - (i) Water conditioning systems;
 - (ii) Fire and lawn sprinkler systems;
 - (iii) On-site water supply quantity and quality;
 - (iv) On-site waste disposal systems;
 - (v) Foundation irrigation systems;
 - (vi) Bathroom spas, except as to functional flow and functional drainage;
 - (vii) Swimming pools;
 - (viii) Solar water heating equipment; or
6. Inspect the system for proper sizing, design, or use of proper materials.

1. Distribution Piping Material

Copper

2. Drain, Waste and Vent Pipe Material

PVC

3. Shutoff Valve Location

At the Street - In Yard, Laundry

Structural

(11) Structural Components and Foundations:

(a) The home inspector shall inspect structural components including:

1. Foundation;
2. Floors;
3. Walls;
4. Columns or piers;
5. Ceilings; and
6. Roofs.

(b) The home inspector shall describe the type of:

1. Foundation;
2. Floor structure;
3. Wall structure;
4. Columns or piers;
5. Ceiling structure; and
6. Roof structure.

(c) The home inspector shall:

1. Probe structural components where deterioration is suspected;
2. Enter underfloor 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;
3. Report the methods used to inspect underfloor crawl spaces and attics; and
4. Report signs of water penetration into the building or signs of condensation on building components.

1. Foundation Type

CMU (Concrete Masonry Unit)

2. Floor Structure

Dimensional Lumber

3. Wall Structure

Wood Fabricated

4. Columns or Piers

Concrete Piers

5. Ceiling Structure

Rafter Construction

6. Roof Structure

Rafter Construction

Roof Covering

(12) Roof Coverings:

(a) The home inspector shall inspect:

1. Roof coverings;
2. Roof drainage systems;
3. Flashings;
4. Skylights, chimneys, and roof penetrations; and
5. Signs of leaks or abnormal condensation on building components.

(b) The home inspector shall:

1. Describe the type of roof covering materials; and
2. Report the methods used to inspect the roofing.

(c) The home inspector is not required to:

1. Walk on the roofing; or
2. Inspect attached accessories including solar systems, antennae, and lightning arrestors.

1. Roofing Material

Asphalt Shingles

2. Inspection Method

From the Eve

Exterior

(13) Exterior Components:

(a) The home inspector shall inspect:

1. Wall cladding, flashings, and trim;
2. Entryway doors and a representative number of windows;
3. Garage door operators;
4. Decks, balconies, stoops, steps, areaways, porches and applicable railings;
5. Eaves, soffits, and fascias; and
6. Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

(b) The home inspector shall:

1. Describe wall cladding materials;
2. Operate all entryway doors and a representative number of windows;
3. Operate garage doors manually or by using permanently installed controls for any garage door operator;
4. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and
5. Probe exterior wood components where deterioration is suspected.

(c) The home inspector is not required to inspect:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories;
2. Fences;
3. For the presence of safety glazing in doors and windows;
4. Garage door operator remote control transmitters;
5. Geological conditions;
6. Soil conditions;
7. Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise provided in this rule;
8. Detached buildings or structures; or
9. For the presence or condition of buried fuel storage tanks.

1. Wall Cladding Material

Brick, Vinyl

2. Exterior Door Operation

All Exterior Doors Were Operated

3. Window Operation

A Representative Number of Windows Were Operated

4. Garage Door Operation

Automatic Opener Installed, One, Electric Eye Safety, Doors reversed operation when blocked during closure

Interior

(14) Interior Components:

(a) The home inspector shall inspect:

1. Walls, ceiling, and floors;
2. Steps, stairways, balconies, and railings;
3. Counters and a representative number of built-in cabinets; and
4. A representative number of doors and windows.

(b) The home inspector shall:

1. Operate a representative number of windows and interior doors; and
2. Report signs of water penetration into the building or signs of condensation on building components.

(c) The home inspector is not required to inspect:

1. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
2. Carpeting; or
3. Draperies, blinds, or other window treatments.

1. Interior Door Operation

A representative number of interior doors were operated.

2. Window Operation

A representative number of interior doors were operated.

Insulation - Ventilation

(15) Insulation and Ventilation:

(a) The home inspector shall inspect:

1. Insulation and vapor retarders in unfinished spaces;
2. Ventilation of attics and foundation areas;
3. Kitchen, bathroom, and laundry venting systems; and
4. The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

(b) The home inspector shall describe:

1. Insulation in unfinished spaces; and
2. The absence of insulation in unfinished space at conditioned surfaces.

(c) The home inspector is not required to report on:

1. Concealed insulation and vapor retarders; or
2. Venting equipment that is integral with household appliances.

1. Attic Insulation Type

Fiberglass Batt

2. Basement-Crawl Insulation

Rigid Insulation Board

3. Attic Ventilation Type

Passive Ridge Vents, Thermostatic Controlled Power Vent

4. Basement-Crawlspace Ventilation

Foundation Ventilated

Kitchen Appliances

(16) Built-in Kitchen Appliances:

(a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances:

1. Permanently installed, dishwasher(s) through a normal cycle;
2. Range(s), cook top(s), and permanently installed oven(s);
3. Trash compactor(s);
4. Garbage disposal(s);
5. Ventilation equipment or range hood(s); and
6. Permanently installed microwave oven(s).

(b) The home inspector is not required to inspect:

1. Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation;
2. Non built-in appliances; or
3. Refrigeration units.

(c) The home inspector is not required to operate:

1. Appliances in use; or
2. Any appliance that is shut down or otherwise inoperable.

1. Kitchen Appliances Operated

Dishwasher, Range, cook top, oven, Range vent, Permanently installed Microwave Oven

Report Summary

(6) General Exclusions: T.C.A. § 62-6-301

(a) Home inspectors are not required to report on:

1. Life expectancy of any component or system;
2. The cause(s) of the need for a repair;
3. The methods, materials, and costs of corrections;
4. The suitability of the property for any specialized use;
5. Compliance or non-compliance with adopted codes, ordinances, statutes, regulatory requirements or restrictions;
6. The market value of the property or its marketability;
7. The advisability or inadvisability of purchase of the property;
8. Any component or system that was not inspected;
9. The presence or absence of pests such as wood damaging organisms, rodents, insects; or
10. Cosmetic damage, underground items, or items not permanently installed.

Electrical		
Page 4 Item: 6	Electrical Comment	• branch circuit conductors: There is an over heated electrical conductor feeding the HVAC sub-panel on the exterior of the house. The repair can be made by and electrical or HVAC contractor. This is a potential electrical fire situation and should be repaired immediately.