

Bentley and Associates LLC.
7400 Hwy 11E
Lenoir City, TN 37772
8659862516
Inspect Donnie Bentley TN Lic#183

Home Inspection



Happy Home owner
Anytown
Our city TN
Todays date

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 My new Street
City Anytown State TN Zip zipcode
Contact Name Professional Realtor
E-Mail realtor@myemail.net
Phone Fax
Client Name Happy Home Buyer
Client Address
City State Zip
Phone Fax
E-Mail happyhomebuyer@email.com
E-Mail

Client Information

Inspection Company

Inspector Name Donnie Bentley
Company Name Bentley and Associates LLC.
Company Address 7400 Hwy 11E
City Lenoir City State TN Zip 37772
Phone 865-986-2516 Fax 865-988-8211
E-Mail bentleyde@gmail.com/ www.bentleyhomeinspection.com

Conditions

Others Present Buyer Property Occupied Vacant
Estimated Age 15 Years Entrance Faces East
Inspection Date When you buy your new home
Start Time 2:20pm End Time 5:40pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 62
Weather Sunny Soil Conditions Damp
Space Below Grade Basement and crawl space
Building Type Single family Garage Attached
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service

Lots and Grounds

1. Marginal Walks: Concrete Cracked with settlement



2. Acceptable Steps/Stoops: Brick Visible settlement



3. Acceptable Patio: Concrete Cracks present
4. Defective Deck: Treated wood Right rail bracket is loose, Recommended securing, 3rd step down from top has broken tread, Recommend repair



5. Acceptable Porch: Concrete Cracks present
6. Marginal Vegetation: Trees and shrubs Tree limbs over hang the roof and should be cut back



7. Marginal Grading: Moderate slope Grading has negative slope in front and along side, Recommend improving grading



8. Acceptable Swale: Adequate slope and depth for drainage
9. Acceptable Exterior Surface Drain: Surface drain
10. Acceptable Driveway: Concrete Cracks present
11. Acceptable Retaining Walls: Block Cracks present

Exterior Surface and Components

Front Exterior Surface

1. Acceptable Type: Brick veneer

Main sides and rear Exterior Surface

2. Acceptable Type: Vinyl siding

3. Acceptable Trim: Wood, aluminum and vinyl

4. Acceptable Fascia: Aluminum clad

5. Acceptable Soffits: Vinyl

6. Acceptable Door Bell: Hard wired

7. Marginal Entry Doors: Metal entry door **Water damage on front door and trim**



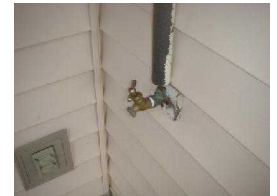
8. Acceptable Patio Door: Metal entry door

9. Acceptable Windows: Peachtree

10. Acceptable Exterior Lighting: Surface mount

11. Defective Exterior Electric Outlets: 110 VAC GFCI **Non-GFCI outlets on patio, Recommend installing GFCI Outlets in rear**

12. Acceptable Hose Bibs: Rotary **There are some added faucets but are winterized and have cut off valves inside**



13. Acceptable Gas Meter: LPG Tank

14. Acceptable Main Gas Valve: Located at LPG Tank

Roof

Main Roof Surface

1. Method of Inspection: On roof

2. Acceptable Material: Asphalt shingle

3. Type: Hip

4. Approximate Age: 15 Year

5. Acceptable Flashing: Aluminum

6. Acceptable Valleys: Asphalt shingle

Rear Chimney

7. Acceptable Chimney: Vinyl & frame covered 3 wall pipe

8. Acceptable Flue/Flue Cap: Metal



9. Acceptable Chimney Flashing: Metal

10. Acceptable Plumbing Vents: PVC

Roof (Continued)

11. Defective

Electrical Mast: Underground utilities **Service conduit is broken, Recommend repairs be made by a licensed contractor**



12. Acceptable

Gutters: Aluminum

13. Acceptable

Downspouts: Aluminum

14. Defective

Leader/Extension: Plastic and splash blocks **Extensions are pulling away in front and rear, Recommend repair**



Garage/Carport

Attached Garage

1. Type of Structure: Attached Car Spaces: 2

2. Acceptable

Garage Doors: Metal

3. Defective

Door Operation: Mechanized **Safety reverse eyes are too high, Recommended high is 4" to 6" off floor**



4. Acceptable

Door Opener: Genie

5. Acceptable

Exterior Surface: Same as house

6. Acceptable

Service Doors: Metal

7. Acceptable

Walls: Paint

8. Acceptable

Ceiling: Texture paint

9. Acceptable

Floor/Foundation: Poured slab **Cracks present**

10. Acceptable

Electrical: 110 VAC GFCI

Electrical

1. Service Size Amps: 200 Volts: 110-240 VAC

2. Acceptable

Service: Aluminum

3. Acceptable

120 VAC Branch Circuits: Copper

4. Acceptable

240 VAC Branch Circuits: Copper

5. Acceptable

Conductor Type: Non-metallic sheathed cable

6. Acceptable

Ground: Visible wire going into ground

7. Marginal

Smoke Detectors: Present **Recommend installing new batteries**

Laundry room Electric Panel

Electrical (Continued)

8. Acceptable Manufacturer: Challenger



- 9. Maximum Capacity: 200 Amps
- 10. Acceptable Main Breaker Size: 200 Amps
- 11. Acceptable Breakers: CU/AL
- 12. Is the panel bonded? No

Structure

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Block **Small cracks present, No movement or settlement noted, Old water stains present, Dry at the time of the inspection NOTE(we have had heavy rain during the past week)**



- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Bearing Walls: Frame
- 5. Acceptable Joists/Trusses: Truss
- 6. Acceptable Floor/Slab: Poured slab
- 7. Acceptable Stairs/Handrails: Present
- 8. Acceptable Subfloor: Plywood

Attic

Main Attic

1. Method of Inspection: In the attic
2. Acceptable Roof Framing: 2x4 Truss
3. Acceptable Sheathing: OSB
4. Defective Ventilation: Roof and soffit vents **Damaged vents inside attic, birds nesting, recommend repairs**



5. Acceptable Wiring/Lighting: 110 VAC
6. Acceptable Moisture Penetration: Dry at the time of the inspection
7. Acceptable Insulation: Blown in, Batts
8. Acceptable Insulation Depth: 10"
9. Acceptable Bathroom Fan Venting: Present

Basement

Unfinished Basement

1. Acceptable Ceiling: Exposed framing
2. Defective Walls: Exposed framing, Block **Recommend insulation be installed in wall to den to improve enery efficiency of HVAC unit**
3. Acceptable Floor: Concrete
4. Not Present Floor Drain:
5. Acceptable Doors: Hollow Core, Metal
6. Not Present Windows:
7. Acceptable Electrical: 110 VAC
8. Not Present HVAC Source:
9. Acceptable Moisture Location: Dry at the time of inspection
10. Acceptable Basement Stairs/Railings: Present
11. Acceptable Insulation: Fiberglass **There are visible gaps in the insulation**
12. Acceptable Vapor Barrier: Paper



Crawl Space

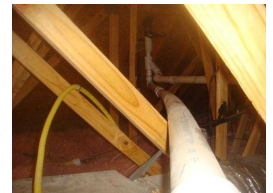
Main Crawl Space

1. Method of Inspection: In the crawl space
2. Acceptable Access: Door
3. Acceptable Moisture Penetration: No
4. Moisture Location: Dry at the time of inspection
5. Acceptable Moisture Barrier: Plastic
6. Acceptable Ventilation: Vents
7. Acceptable Insulation: Fiberglass
8. Acceptable Vapor Barrier: Paper
9. Acceptable Electrical: 110 VAC
10. Acceptable HVAC Source: Duct work

Air Conditioning

Main AC System

1. Acceptable A/C System Operation: Functional
2. Defective Condensate Removal: PVC Negative slope on Condensate line, Recommend repair



3. Acceptable Exterior Unit: York
4. Model Number: e1fb042s06a Serial Number: emch573810
5. Area Served: Whole building Approximate Age: 15 Years
6. Fuel Type: Electric Temperature Differential: 15
7. Type: Heat pump Capacity: 3.5 Ton
8. Acceptable Exposed Ductwork: Metal and flexible ducts There is a manual damper control to allow changes between upstairs and downstairs



9. Acceptable Visible Coil: Aluminum outside
10. Acceptable Refrigerant Lines: Satisfactory
11. Acceptable Thermostats: Individual
12. Acceptable Blower Fan/Filters: Direct drive with disposable filter
13. Acceptable Electrical Disconnect: Present

Fireplace/Wood Stove

Living Room Fireplace

- 1. Acceptable Fireplace Construction: Prefab
- 2. Type: Gas log
- 3. Acceptable Fireplace Insert: Standard
- 4. Acceptable Smoke Chamber: Brickboard
- 5. Acceptable Flue: Metal
- 6. Acceptable Damper: Metal
- 7. Acceptable Hearth: Adequate

Heating System

Crawl Space Heating System

- 1. Acceptable Heating System Operation: Adequate
- 2. Manufacturer: York
- 3. Type: Heat Pump Capacity: Heat pumps are sized by the AC, See "Air Conditioning" for size
- 4. Area Served: Whole building Approximate Age: 15 Years
- 5. Fuel Type: Electric
- 6. Acceptable Blower Fan/Filter: Direct drive with disposable filter
- 7. Acceptable Distribution: Metal and flexible duct
- 8. Acceptable Thermostats: Individual

Plumbing

- 1. Defective Service Line: Polybutelene There is one section of polybutelene pipe in the basement that goes up to laundry room water cut off, Polybutelene line present as main service line in basement, Unable to see all underground piping the line coming through the foundation is copper. No leakage visible at the time of inspection. Recommend evaluation by a licensed plumbing contractor. Polybutelene plumbing is subject to failures, Recommend replacing polybutelene pipes



- 2. Acceptable Main Water Shutoff: Laundry room
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: PVC
- 5. Acceptable Vent Pipes: PVC
- 6. Acceptable Gas Service Lines: Copper, Cast iron

Crawl space Water Heater

- 7. Acceptable Water Heater Operation: Adequate
- 8. Manufacturer: General Electric
- 9. Type: Electric Capacity: 50 Gal.
- 10. Approximate Age: 6 Years Area Served: Whole building
- 11. Marginal TPRV and Drain Tube: PVC Recommend adding a 3/4" pipe to within 6" of floor

Bathroom

1st floor hall Bathroom

- 1. Acceptable Ceiling: Paint
- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Vinyl floor covering
- 4. Acceptable Doors: Hollow Core
- 5. Acceptable Windows: Peachtree
- 6. Defective Electrical: 110 VAC Recommend installing GFCI Protected outlets
- 7. Acceptable Counter/Cabinet: Composite and wood
- 8. Acceptable Sink/Basin: Single bowl
- 9. Acceptable Tub/Surround: Plastic/fiberglass tub
- 10. Acceptable Toilets: Kohler
- 11. Acceptable Faucets/Traps: Adequate
- 12. Acceptable HVAC Source: Present
- 13. Acceptable Ventilation: Present

Master Bathroom

- 14. Acceptable Ceiling: Paint
- 15. Acceptable Walls: Wallpaper
- 16. Acceptable Floor: Tile
- 17. Acceptable Doors: Hollow Core
- 18. Acceptable Windows: Peachtree
- 19. Acceptable Electrical: 110 VAC GFCI
- 20. Acceptable Counter/Cabinet: Composite and wood
- 21. Acceptable Sink/Basin: Dual bowl
- 22. Acceptable Toilets: Kohler
- 23. Acceptable Faucets/Traps: Adequate
- 24. Acceptable HVAC Source: Present
- 25. Acceptable Ventilation: Present
- 26. Acceptable Spa Tub/Surround: Culture Marble
- 27. Marginal Shower/Surround: Plastic/ fiberglass Hot and cold reversed

Downstairs Bathroom

- 28. Acceptable Ceiling: Suspended ceiling
- 29. Acceptable Walls: Paint
- 30. Acceptable Floor: Carpet
- 31. Acceptable Doors: Pocket
- 32. Acceptable Electrical: 110 VAC GFCI
- 33. Acceptable Counter/Cabinet: Composite and wood
- 34. Acceptable Sink/Basin: Single bowl
- 35. Marginal Toilets: Eljer The toilet is loose at the floor and may require replacement of the wax seal
- 36. Acceptable Faucets/Traps: Adequate
- 37. Acceptable HVAC Source: Present
- 38. Acceptable Ventilation: Present
- 39. Acceptable Shower/Surround: Plastic/ fiberglass

Kitchen

1st Floor Kitchen

- | | |
|----------------|--|
| 1. Acceptable | Cooking Appliances: Whirlpool |
| 2. Acceptable | Ventilator: Present |
| 3. Acceptable | Disposal: In-Sinkerator |
| 4. Acceptable | Refrigerator: Maytag |
| 5. Acceptable | Dishwasher Whirlpool |
| 6. Acceptable | Sink: Porcelain Coated |
| 7. Acceptable | Electrical: 110 VAC |
| 8. Acceptable | Plumbing/Fixtures: Adequate |
| 9. Acceptable | Counter Tops: Formica |
| 10. Acceptable | Cabinets: Laminate and composite materials |
| 11. Acceptable | Ceiling: Paint |
| 12. Acceptable | Walls: Wallpaper |
| 13. Acceptable | Floor: Laminant The laminant floor is cupping slightly |
| 14. Acceptable | HVAC Source: Present |

Bedroom

1st Floor Master Bedroom

- | | |
|----------------|---|
| 1. Acceptable | Closet: Walk In |
| 2. Acceptable | Ceiling: Paint |
| 3. Acceptable | Walls: Paint |
| 4. Acceptable | Floor: Carpet |
| 5. Acceptable | Doors: Hollow Core The door is dragging on carpet |
| 6. Not Present | Windows: Peachtree |
| 7. Acceptable | Electrical: 110 VAC Switch controlled outlets |
| 8. Acceptable | HVAC Source: Present |

1st on right upstairs Bedroom

- | | |
|----------------|---|
| 9. Acceptable | Closet: 2 small |
| 10. Acceptable | Ceiling: Paint |
| 11. Acceptable | Walls: Paint |
| 12. Acceptable | Floor: Carpet |
| 13. Acceptable | Doors: Hollow Core |
| 14. Acceptable | Windows: Patio door |
| 15. Acceptable | Electrical: 110 VAC Switch controlled outlets |
| 16. Acceptable | HVAC Source: Present |

Downstairs Bedroom

- | | |
|----------------|---|
| 17. Acceptable | Closet: Walk In |
| 18. Acceptable | Ceiling: Suspended ceiling |
| 19. Acceptable | Walls: Paint |
| 20. Acceptable | Floor: Carpet |
| 21. Acceptable | Doors: Hollow Core |
| 22. Acceptable | Windows: Patio door |
| 23. Acceptable | Electrical: 110 VAC Switch controlled outlets |
| 24. Acceptable | HVAC Source: Present |

Living Space

Living Room Living Space

- 1. Acceptable Closet: Single small
- 2. Acceptable Ceiling: Paint Cracks present, Water stains present, Dry at the time of the inspection, Nail pops present
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Carpet
- 5. Acceptable Windows: Patio door
- 6. Acceptable Electrical: 110 VAC
- 7. Acceptable HVAC Source: Present

Dining Room Living Space

- 8. Acceptable Ceiling: Paint
- 9. Acceptable Walls: Paint
- 10. Acceptable Floor: Laminant The laminant floor is cupping slightly
- 11. Acceptable Windows: Peachtree
- 12. Acceptable Electrical: 110 VAC
- 13. Acceptable HVAC Source: Present

Den Living Space

- 14. Acceptable Closet: Single small
- 15. Acceptable Ceiling: Suspended ceiling
- 16. Acceptable Walls: Paint
- 17. Acceptable Floor: Carpet
- 18. Acceptable Doors: Metal
- 19. Acceptable Windows: Peachtree
- 20. Acceptable Electrical: 110 VAC
- 21. Acceptable HVAC Source: Present

Laundry Room/Area

1st Floor Laundry Room/Area

- 1. Acceptable Ceiling: Paint
- 2. Acceptable Walls: Paint
- 3. Acceptable Floor: Vinyl floor covering
- 4. Acceptable Doors: Hollow Core
- 5. Acceptable Electrical: 110 VAC GFCI
- 6. Acceptable HVAC Source: Present
- 7. Acceptable Laundry Tub: PVC
- 8. Acceptable Laundry Tub Drain: PVC
- 9. Acceptable Washer Hose Bib: Multi-port Visual inspection only
- 10. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 11. Acceptable Dryer Vent: Flexible
- 12. Acceptable Washer Drain: Wall mounted drain Visual inspection only

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

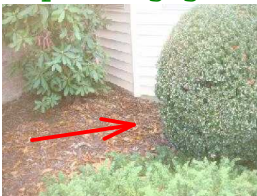
1. Walks: Concrete **Cracked with settlement**



2. Vegetation: Trees and shrubs **Tree limbs over hang the roof and should be cut back**

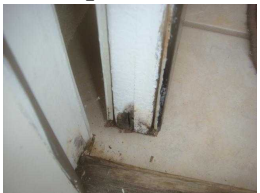


3. Grading: Moderate slope **Grading has negative slope in front and along side, Recommend improving grading**



Exterior Surface and Components

4. Entry Doors: Metal entry door **Water damage on front door and trim**



Electrical

5. Smoke Detectors: Present **Recommend installing new batteries**

Plumbing

6. Crawl space Water Heater TPRV and Drain Tube: PVC **Recommend adding a 3/4" pipe to within 6" of floor**

Bathroom

7. Master Bathroom Shower/Surround: Plastic/ fiberglass **Hot and cold reversed**
8. Downstairs Bathroom Toilets: Eljer **The toilet is loose at the floor and may require replacement of the wax seal**

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Deck: Treated wood Right rail bracket is loose, Recommended securing, 3rd step down from top has broken tread, Recommend repair



Exterior Surface and Components

2. Exterior Electric Outlets: 110 VAC GFCI Non-GFCI outlets on patio, Recommend installing GFCI Outlets in rear

Roof

3. Electrical Mast: Underground utilities Service conduit is broken, Recommend repairs be made by a licensed contractor



4. Leader/Extension: Plastic and splash blocks Extensions are pulling away in front and rear, Recommend repair



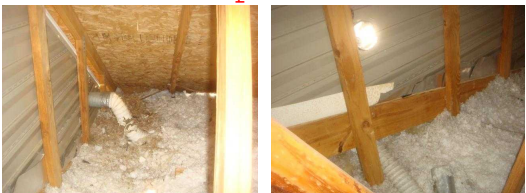
Garage/Carport

5. Attached Garage Door Operation: Mechanized Safety reverse eyes are too high, Recommended height is 4" to 6" off floor



Attic

6. Main Attic Ventilation: Roof and soffit vents Damaged vents inside attic, birds nesting, recommend repairs



Defective Summary (Continued)

Basement

7. Unfinished Basement Walls: Exposed framing, Block Recommend insulation be installed in wall to den to improve enery efficiency of HVAC unit



Air Conditioning

8. Main AC System Condensate Removal: PVC Negative slope on Condensate line, Recommend repair



Plumbing

9. Service Line: Polybutelene There is one section of polybutelene pipe in the basement that goes up to laundry room water cut off, Polybutelene line present as main service line in basement, Unable to see all underground piping the line coming through the foundation is copper. No leakage visible at the time of inspection. Recommend evaluation by a licensed plumbing contractor. Polybutelene plumbing is subject to failures, Recommend replacing polybutelene pipes



Bathroom

10. 1st floor hall Bathroom Electrical: 110 VAC Recommend installing GFCI Protected outlets