



Bentley and Associates, LLC
6683 Poplar Springs Rd
Loudon,, TN 37774
865-986-2516
Donnie Bentley #183

Home Inspection



123 Any Street
Your Town, TN 33333

Bentley and Associates, LLC

09:09 July 04, 2024

Happy Home Owner
123 Any Street
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Definitions

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General Information

Property Information

Property Address 123 Any Street
City Your Town State TN Zip 33333
Client Name: Happy Home Owner
Contact Name: Your Realtor

Client Information

Inspection Company

Inspector Name Donnie Bentley
Company Name Bentley and Associates, LLC
Address 6683 Poplar Springs Rd
City Loudon, State TN Zip 37774
Phone (865)986-2516
Email donnie@bentleyhomeinspection.com

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 1935 Entrance Faces West
Start Time 9am End Time 1pm
Acceptable Electric On Yes
Acceptable Water On Yes
Acceptable Gas On Yes
Temperature 80
Weather Cloudy Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage Attached

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General Information (Continued)

Water Source City How Verified No Verification

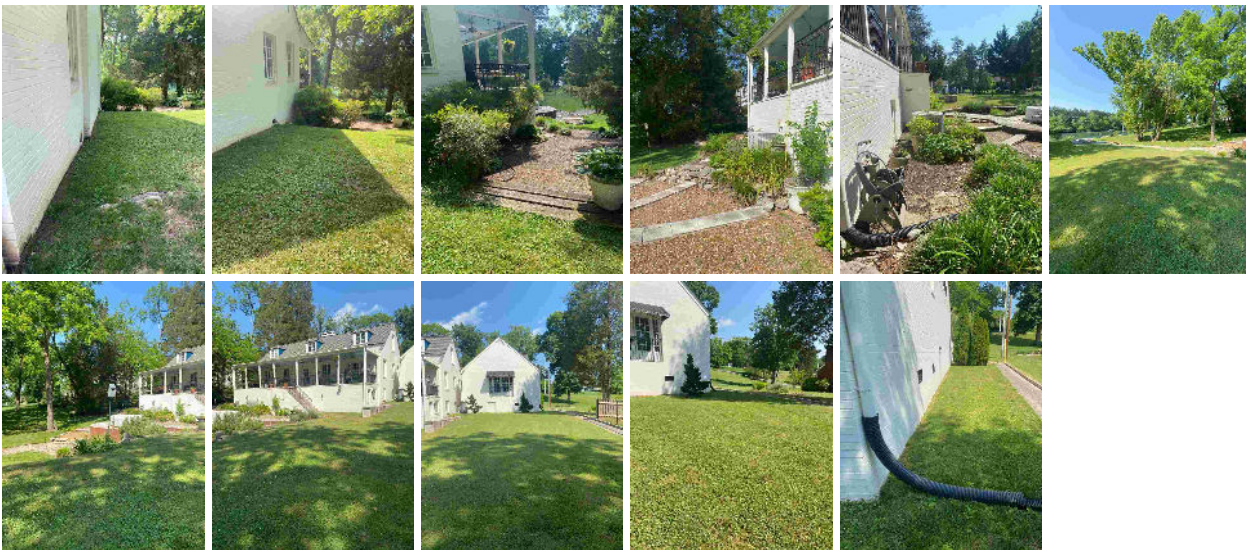
Sewage Disposal City How Verified No Verification

Lots and Grounds

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1. View Views of Grade



2. Acceptable Grading: Minor slope
3. Acceptable Driveway: Gravel



4. Acceptable Walks: Concrete

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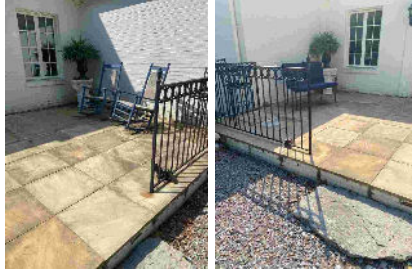
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Lots and Grounds (Continued)

5. Acceptable
6. Acceptable

Steps/Stoops: Stone
Porch: Tile, Brick



7. Marginal

Patio: Paver - Settlement noted, Uneven pavers



8. Acceptable

Deck/Back Porch: Concrete



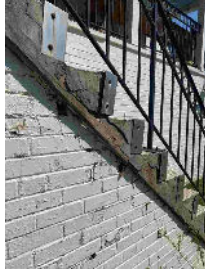
9. Defective

Deck Rails and Steps Metal - Cracked concrete, Spalling brick, A qualified contractor is recommended to evaluate and estimate repairs



Lots and Grounds (Continued)

Deck Rails and Steps (continued)



10. View of Grading

11. Acceptable Exterior Surface Drain: Surface drain - Drain grate in rear



12. Acceptable

Swale: Adequate slope and depth for drainage

13. Acceptable Vegetation: Trees and shrubs

14. Marginal Retaining Walls: Brick, Block, Stone - Loose cap stones



15. FYI Maintaining drainage systems, grade, and landscaping around the structure is important to prevent water intrusion. Grading should slope away from the structure and vegetation should not touch the structure in order to prevent water and pest intrusion. Drainage systems should move water far enough away to ensure it cannot flow back to the structure.

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Exterior

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Main, Sides and rear Exterior Surface

1. View Views of Exterior



2. Acceptable Type: Brick veneer

Dormers Exterior Surface

3. View Views of Exterior



4. Acceptable Type: Composite siding

5. Acceptable Trim: Wood, Vinyl, Aluminum

6. Views of Exterior

7. Acceptable Fascia: Wood

8. Acceptable Soffits: Wood, Vinyl

9. Acceptable Door Bell: Working properly

10. Acceptable Entry Door: Working properly

11. Acceptable Deck Door: Working properly

12. Acceptable Windows: Crank out

13. Acceptable Exterior Electric Outlets: 110 VAC GFCI

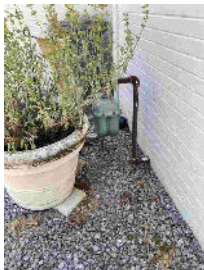
14. Acceptable Exterior Lighting: Surface mount

Exterior (Continued)

15. Acceptable Hose Bibs: Rotary, Hydrant



16. Acceptable Gas Meter: Outside



17. FYI Recommend inspecting all caulking, stained and painted areas annually for deterioration and maintain as needed. All windows are inspected as access allows. Most windows will be opened and closed during the inspection, Particular attention is paid to windows, but there are times we can not access windows to inspect. We will note in the report any Moisture inside the layers of glass we can see but this can be limited by window treatments, rainy days, fog, or many other factors. Sometimes the rubber seals migrate and if we see these things we will write up in report, let us know if you see any windows during the inspection or during your final walk through.

Roof

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Main Roof Surface

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Roof (Continued)

1. View Views of Roof



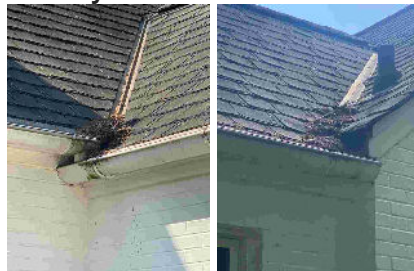
2. Method of Inspection: Ground level with binoculars

3. Acceptable Material: Asphalt shingle

4. Approximate Age: 10 Years

5. Acceptable Flashing: Metal

6. Marginal Valleys: Metal - Debris on roof, Recommend cleaning



7. Acceptable Plumbing Vents: Present

8. Acceptable Gutters: Metal

9. Acceptable Downspouts: Metal - Dents noted in front



10. Acceptable Leader/Extension: Present

Roof (Continued)

Center Chimney

11. Acceptable Chimney: Brick - Surface spalling, Repairs recommended



12. Acceptable Flue/Flue Cap: Concrete - Not all of the chimney could be inspected due to the height of the roof

13. Acceptable Chimney Flashing: Metal

14. FYI Recommend having the roofing system inspected annually for unusual wear or damage. Gutter and drain systems should be cleaned and maintained as needed.

Attic

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Main Attic

1. View Views of Attic



Attic (Continued)

View (continued)



2. Method of Inspection: In the attic

3. Acceptable Access Scuttle hole

4. Acceptable Roof Framing: Rafter

5. Acceptable Sheathing: Plywood

6. Acceptable Ventilation: Adequate

7. Marginal Insulation: Batts - No insulation present in small area near hall bathroom, Recommend adding insulation to the area



8. Acceptable Insulation Depth: 10

9. Acceptable Wiring/Lighting: 110 VAC

10. Acceptable Moisture Penetration: Dry at the time of the inspection

11. FYI Recommend a qualified individual inspect the attic periodically for water, pest and rodent intrusion.

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Electrical

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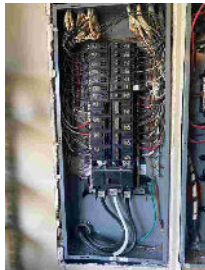
1. Service Size Amps: 400 Volts: 110-240 VAC
2. Acceptable Electrical Mast: Underground utilities



3. Acceptable Service: Copper
4. Acceptable 120 VAC Branch Circuits: Copper
5. Acceptable 240 VAC Branch Circuits: Copper
6. Acceptable Conductor Type: Non-metallic sheathed cable
7. Acceptable Ground: Visible wire going into ground

Garage Electric Panel

8. Acceptable Panel Cover Present, Good Condition
9. Acceptable Manufacturer: Square D



10. Maximum Capacity: 200 Amps
11. Acceptable Main Breaker Size: 200 Amps
12. Acceptable Breakers: Copper
13. Acceptable Panel Bonded Yes
14. FYI All electrical repairs and updates should be performed by a licensed electrician.

Electrical (Continued)

Garage Electric Panel

- 15. Acceptable Panel Cover Present, Good Condition
- 16. Acceptable Manufacturer: Square D



- 17. Maximum Capacity: 200 Amps
- 18. Acceptable Main Breaker Size: 200 Amps
- 19. Acceptable Breakers: Copper
- 20. Acceptable Panel Bonded Yes
- 21. FYI All electrical repairs and updates should be performed by a licensed electrician.

Smoke Alarm

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- 1. Acceptable Smoke Alarms: Smoke Detectors Present
- 2. Free Smoke Alarm including installation Information:
Enter your home address and contact your responding Fire Department, For information:
Click on Link Below or Copy and paste in your browser for a copy
- 3. <https://tnmap.tn.gov/fdtn/>
- 4. Home Fire Safety Sheet; Click on Link Below or Copy and paste in your browser for a copy
- 5. https://www.tn.gov/content/dam/tn/commerce/documents/fire_prevention/education-outreach/smokealarmprogram/resources/HomeFireSafetyHandout2020.pdf

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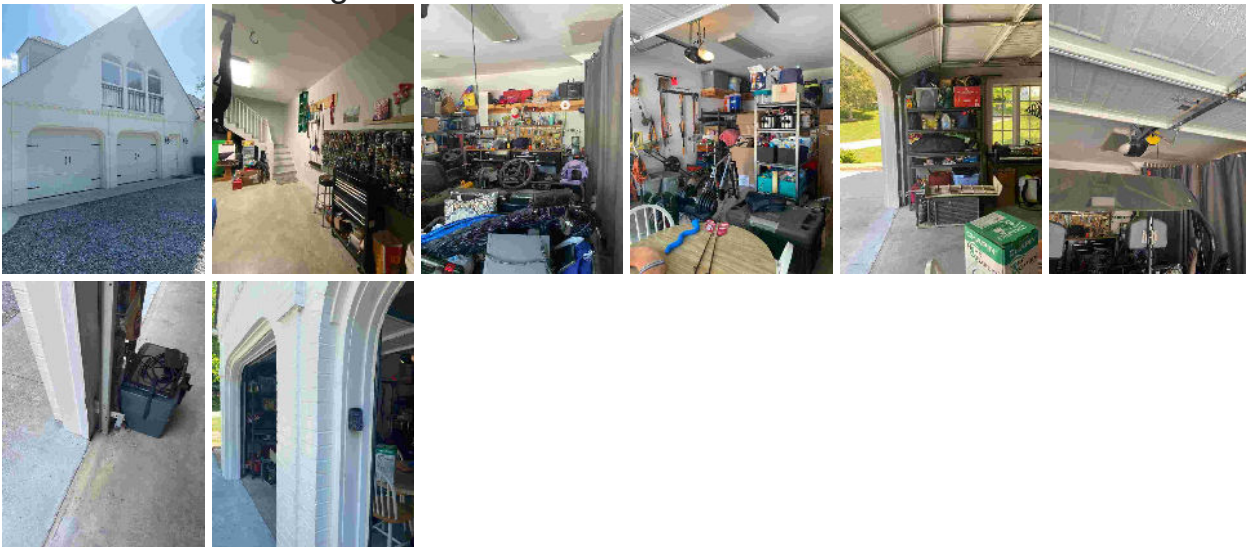
Garage/Carport

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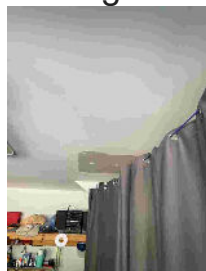
Attached Garage

1. View Views of Garage



2. Type of Structure: Attached Car Spaces: 2

- | | |
|---------------|--|
| 3. Acceptable | Garage Doors: Metal |
| 4. Acceptable | Door Operation: Mechanized |
| 5. Acceptable | Door Opener: MarantecM |
| 6. Acceptable | Service Doors: Working properly |
| 7. Acceptable | Electrical: 110 VAC GFCI |
| 8. Acceptable | Ceiling: Good Condition - Visible repairs |



Garage/Carport (Continued)

- 9. Acceptable Walls: Good Condition
- 10. Acceptable Windows: Good Condition
- 11. Acceptable Floor/Foundation: Poured concrete
- 12. Acceptable Smoke Alarm: Present
- 13. FYI All moving parts of garage doors and openers should be periodically inspected for safety and integrity.

Structure

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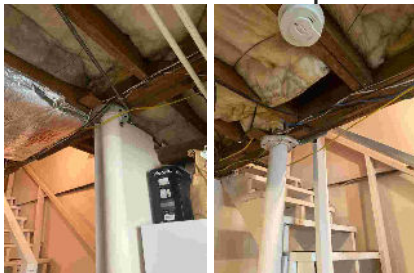
- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Block, Brick
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Solid wood
- 5. Acceptable Bearing Walls: Frame
- 6. Marginal Bearing Walls for Basement addition: Frame - Wood framing in contact with soil, Recommend pulling soil away from framing. Wood should not be in contact with soil



- 7. Acceptable Joists/Trusses: Wood floor joists

Structure (Continued)

8. Acceptable Piers/Posts: Steel posts



9. Defective Added Piers/Posts: Wood posts - Additional wooden piers have been improperly installed, Wood in contact with soil, Not rated for the load they are supporting, A qualified contractor is recommended to evaluate and estimate repairs



10. Acceptable Subfloor: Dimensional wood

11. FYI Most hairline cracks in foundation walls, poured slabs and finished walls/ceilings are normal settlement, but should be monitored for adverse changes.

Crawl Space

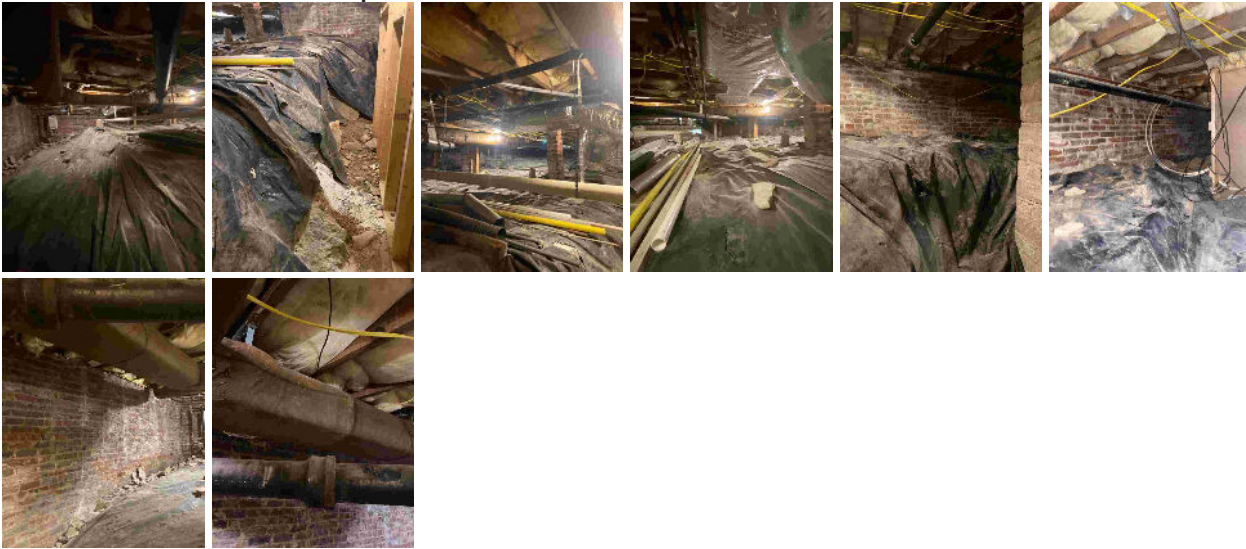
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Main Crawl Space

Crawl Space (Continued)

1. View Views of Crawlspacspace



2. Method of Inspection: In the crawl space

- 3. Acceptable Access: Door
- 4. Acceptable Moisture Barrier: Plastic
- 5. Acceptable Insulation: Fiberglass
- 6. Acceptable Ventilation: Vents
- 7. Acceptable Moisture Intrusion: No moisture present at time of inspection
- 8. Acceptable Moisture Location: No moisture present at time of inspection
- 9. Crawlspaces should be inspected periodically by a qualified Pest Control Company for termites, pests and rodents.

Basement

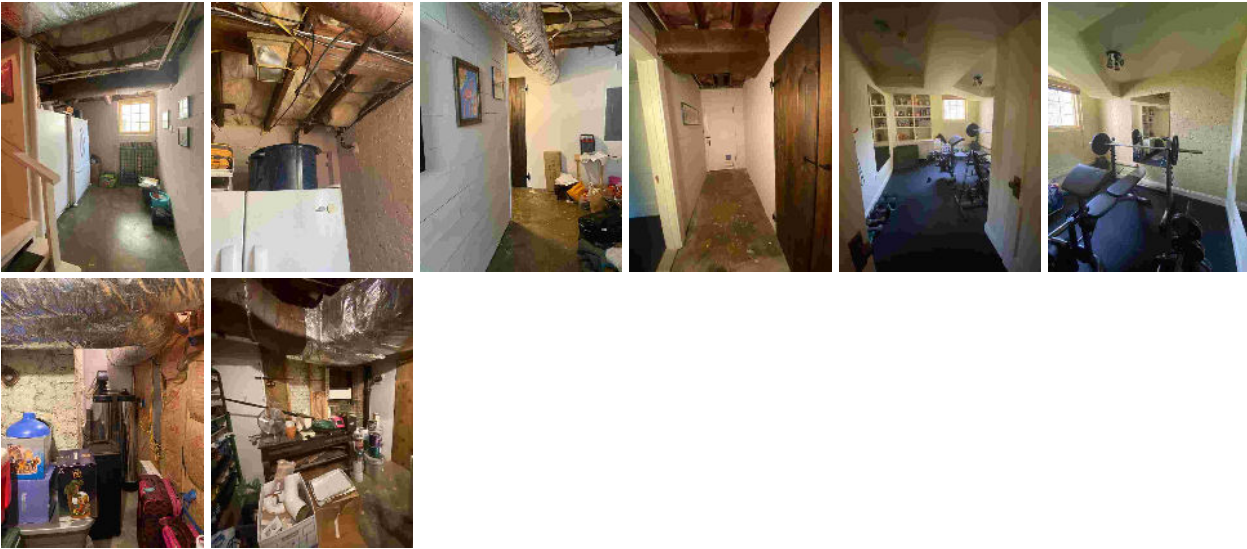
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Partially finished area Basement

Basement (Continued)

1. View Views of Basement



- 2. Acceptable
- 3. Acceptable
- 4. Acceptable
- 5. Marginal

Ceiling: Good Condition

Walls: Good Condition

Floor: Good Condition

Doors: Working Properly - Water damaged on door trim on exterior door



- 6. Acceptable
- 7. Acceptable
- 8. Acceptable

Electrical: 110 VAC

Moisture Intrusion: Dry at the time of the inspection

Floor Drain: Present



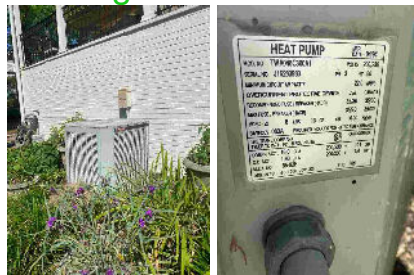
Air Conditioning

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Outside AC System

1. Marginal A/C System Operation: Functional at time of inspection - **The unit is nearing the end of the manufactures stated design life**



2. Acceptable Condensate Removal: Present
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Trane
5. Area Served: Main Approximate Age: 20+ Years
6. Fuel Type: Electric Temperature Differential: 17
7. Type: Central A/C Capacity: 4 Ton
8. Acceptable Refrigerant Lines: Satisfactory condition
9. Acceptable Visible Coil: Good condition
10. Acceptable Thermostats: Individual
11. Acceptable Exposed Ductwork: Ductwork in good condition
12. Acceptable Blower Fan/Filters: Direct drive with disposable filter
13. Acceptable Electrical Disconnect: Present
14. FYI For system longevity and efficiency, filters should be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

Outside AC System

Air Conditioning (Continued)

15. Acceptable A/C System Operation: Functional at time of inspection



16. Acceptable Condensate Removal: Present

17. Acceptable Exterior Unit: Pad mounted

18. Manufacturer: Daikin

19. Area Served: Garage apartment Approximate Age: 3 years

20. Fuel Type: Electric Temperature Differential: Cooling properly

21. Type: Mini Split Capacity: 1 Ton

22. Acceptable Refrigerant Lines: Satisfactory condition

23. Acceptable Visible Coil: Good condition

24. Acceptable Thermostats: Individual

25. Acceptable Electrical Disconnect: Present

26. FYI For system longevity and efficiency, filters should be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

Outside AC System

27. Acceptable A/C System Operation: Functional at time of inspection



28. Acceptable Condensate Removal: Present

29. Acceptable Exterior Unit: Pad mounted

30. Manufacturer: Gree

31. Area Served: Laundry Approximate Age: 7 Years

32. Fuel Type: Electric Temperature Differential: Cooling properly

33. Type: Mini Split Capacity: 1 Ton

34. Acceptable Refrigerant Lines: Satisfactory condition

35. Acceptable Visible Coil: Good condition

Air Conditioning (Continued)

36. Acceptable Thermostats: Individual
37. Acceptable Electrical Disconnect: Present
38. FYI For system longevity and efficiency, filters should be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

Outside AC System

39. Acceptable A/C System Operation: Functional at time of inspection



40. Acceptable Condensate Removal: Present
41. Acceptable Exterior Unit: Pad mounted
42. Manufacturer: Mitsubishi
43. Area Served: Laundry and hall Approximate Age: 5 Years
44. Fuel Type: Electric Temperature Differential: Cooling properly
45. Type: Mini Split Capacity: 1 Ton
46. Acceptable Refrigerant Lines: Satisfactory condition
47. Acceptable Visible Coil: Good condition
48. Acceptable Thermostats: Individual
49. Acceptable Electrical Disconnect: Present
50. FYI For system longevity and efficiency, filters should be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

Heating System

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Basement Heating System

1. Marginal Heating System Operation: Functional at time of inspection - **Furnace existing beyond design life**



2. Manufacturer: Trane
3. Type: Forced air Capacity: 100,000 BTUHR
4. Area Served: Main Approximate Age: 20 Years
5. Fuel Type: Natural gas
6. Acceptable Thermostats: Individual
7. Acceptable Blower Fan/Filter: Direct drive with disposable filter
8. Acceptable Distribution: Metal and flexible duct
9. Acceptable Heat Exchanger: Sealed unit
10. Acceptable Unable to Inspect 100%
11. Acceptable Gas Service Line/shutoff: Cast iron
12. Acceptable Flue Pipe: PVC
13. FYI For system longevity and efficiency, filters be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

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Plumbing

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1. Acceptable Service Line: PEX
2. Acceptable Main Water Shutoff: Basement
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: Cast iron, PVC - [Cast iron drain pipes still present underground](#)



5. Acceptable Vent Pipes: Cast iron
6. Acceptable Gas Service Lines: Cast iron

Outside Water Heater

7. Acceptable Water Heater Operation: Adequate



8. Manufacturer: Rheem
9. Type: Instantaneous Capacity: Tankless
10. Approximate Age: 8 Years Area Served: Kitchen side of home
11. Acceptable Flue Pipe: PVC
12. Acceptable TPRV and Drain Tube: Present
13. FYI Because water can be turned off during real estate sales and transfers, it is recommended that all visible plumbing lines, fixtures and connections be inspected at

Plumbing (Continued)

final walk through, and again periodically for leaks. Follow manufacturers maintenance recommendations for all mechanical devices (water heaters, septic pumps, etc.)

Crawl space Water Heater

14. Acceptable Water Heater Operation: Adequate



15. Manufacturer: Unable to see information tag

16. Type: Instantaneous Capacity: Tankless

17. Approximate Age: 7 Years Area Served: Master bedroom side of home

18. Acceptable Flue Pipe: Double wall

19. Acceptable TPRV and Drain Tube: Present

20. FYI Because water can be turned off during real estate sales and transfers, it is recommended that all visible plumbing lines, fixtures and connections be inspected at final walk through, and again periodically for leaks. Follow manufacturers maintenance recommendations for all mechanical devices (water heaters, septic pumps, etc.)

Bathroom

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Above Garage Bonus Bathroom

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Bathroom (Continued)

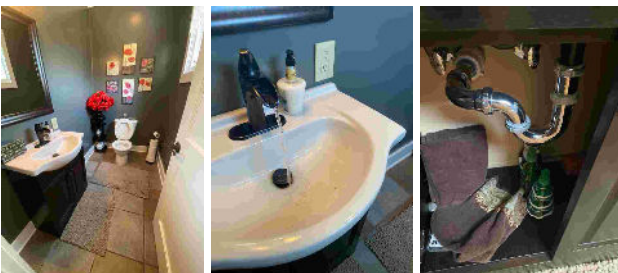
1. View View of Room



- 2. Acceptable Ceiling: Good Condition
- 3. Acceptable Walls: Good Condition
- 4. Acceptable Floor: Good Condition
- 5. Acceptable Doors: Working properly
- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable HVAC Source: Present
- 8. Acceptable Faucets/Traps: Adequate
- 9. Acceptable Ventilation: Present
- 10. Acceptable Sink/Basin: Single bowl
- 11. Acceptable Toilets: Adequate
- 12. Acceptable Shower/Surround: Tile

1st floor Hall, 1/2 Bath Bathroom

13. View View of Room



- 14. Acceptable Ceiling: Good Condition
- 15. Acceptable Walls: Good Condition
- 16. Acceptable Floor: Good Condition
- 17. Acceptable Doors: Working properly
- 18. Acceptable Windows: Working properly
- 19. Acceptable Electrical: 110 VAC GFCI
- 20. Acceptable HVAC Source: Present
- 21. Acceptable Faucets/Traps: Adequate
- 22. Acceptable Ventilation: Present
- 23. Acceptable Sink/Basin: Single bowl

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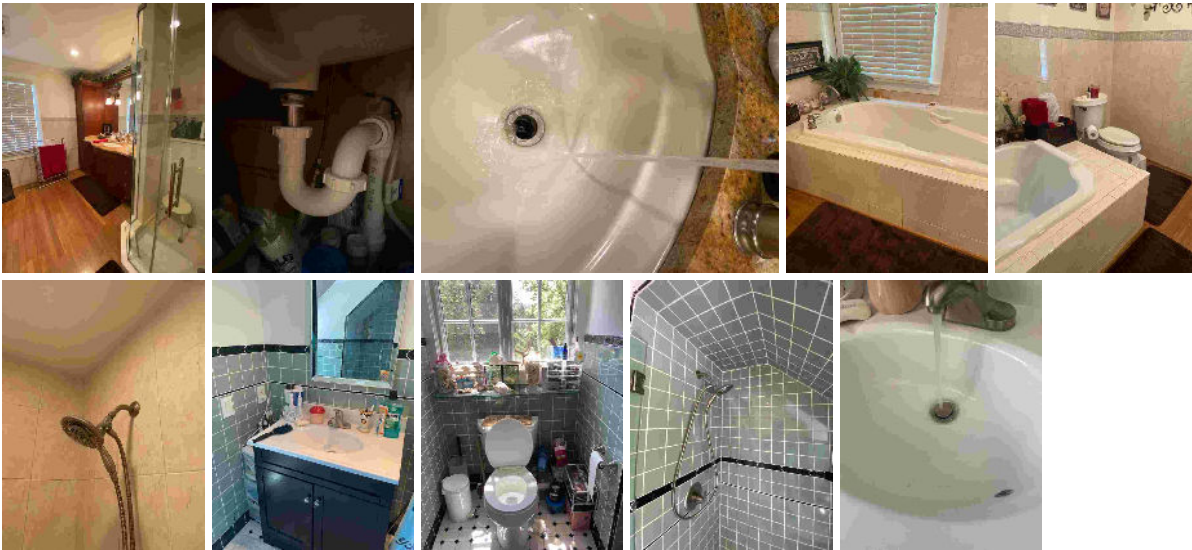
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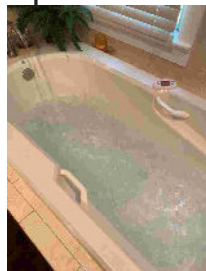
Bathroom (Continued)

24. Acceptable Toilets: Adequate
Master Bathroom

25. View View of Room



26. Acceptable Ceiling: Good Condition
27. Acceptable Walls: Good Condition
28. Acceptable Floor: Good Condition
29. Acceptable Doors: Working properly
30. Acceptable Windows: Working properly
31. Acceptable Electrical: 110 VAC GFCI
32. Acceptable HVAC Source: Present
33. Acceptable Faucets/Traps: Adequate
34. Acceptable Ventilation: Present
35. Acceptable Sink/Basin: Single bowl
36. Acceptable Toilets: Adequate
37. Acceptable Spa Tub/Surround: Plastic/Fiberglass - Air jets only

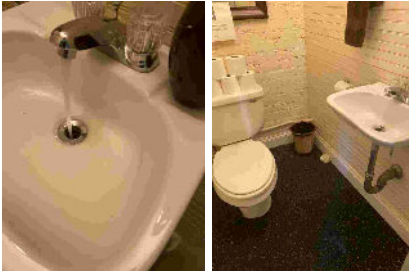


38. Acceptable Shower/Surround: Glass surround

Bathroom (Continued)

Basement, 1/2 Bath Bathroom

39. View View of Room



- | | |
|----------------|---|
| 40. Acceptable | Ceiling: Good Condition |
| 41. Acceptable | Walls: Good Condition |
| 42. Acceptable | Floor: Good Condition |
| 43. Acceptable | Doors: Working properly |
| 44. Acceptable | Electrical: 110 VAC GFCI |
| 45. Acceptable | HVAC Source: Present |
| 46. Acceptable | Faucets/Traps: Adequate |
| 47. Marginal | Ventilation: No ventilation - No ventilation present, Ventilation recommended to outside |
| 48. Acceptable | Sink/Basin: Single bowl |
| 49. Acceptable | Toilets: Adequate |

Bedroom

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Above Garage Bonus Room Bedroom

1. View View of Room

Bedroom (Continued)

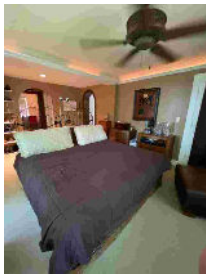
View (continued)



- | | |
|----------------|---------------------------|
| 2. Acceptable | Closet: Single small |
| 3. Acceptable | Ceiling: Good Condition |
| 4. Acceptable | Walls: Good Condition |
| 5. Acceptable | Floor: Good Condition |
| 6. Acceptable | Doors: Working properly |
| 7. Acceptable | Windows: Working properly |
| 8. Acceptable | Electrical: 110 VAC |
| 9. Acceptable | HVAC Source: Present |
| 10. Acceptable | Smoke Alarms: Present |

Master Bedroom

11. View View of Room



- | | |
|----------------|---------------------------|
| 12. Acceptable | Closet: Walk In |
| 13. Acceptable | Ceiling: Good Condition |
| 14. Acceptable | Walls: Good Condition |
| 15. Acceptable | Floor: Good Condition |
| 16. Acceptable | Doors: Working properly |
| 17. Acceptable | Windows: Working properly |
| 18. Acceptable | Electrical: 110 VAC |
| 19. Acceptable | HVAC Source: Present |
| 20. Acceptable | Smoke Alarms: Present |

Upstairs , Front Bedroom

Bedroom (Continued)

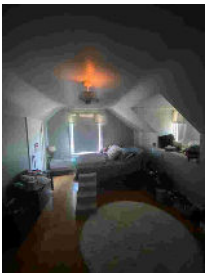
21. View View of Room



- | | |
|----------------|---------------------------|
| 22. Acceptable | Closet: Single small |
| 23. Acceptable | Ceiling: Good Condition |
| 24. Acceptable | Walls: Good Condition |
| 25. Acceptable | Floor: Good Condition |
| 26. Acceptable | Doors: Working properly |
| 27. Acceptable | Windows: Working properly |
| 28. Acceptable | Electrical: 110 VAC |
| 29. Acceptable | HVAC Source: Present |
| 30. Acceptable | Smoke Alarms: Present |

Upstairs , Rear Bedroom

31. View View of Room



- | | |
|----------------|---------------------------|
| 32. Acceptable | Closet: Single small |
| 33. Acceptable | Ceiling: Good Condition |
| 34. Acceptable | Walls: Good Condition |
| 35. Acceptable | Floor: Good Condition |
| 36. Acceptable | Doors: Working properly |
| 37. Acceptable | Windows: Working properly |
| 38. Acceptable | Electrical: 110 VAC |
| 39. Acceptable | HVAC Source: Present |
| 40. Acceptable | Smoke Alarms: Present |

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Living Space

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Den Living Space

1. View View of Room



- 2. Acceptable Ceiling: Good condition
- 3. Acceptable Walls: Good Condition
- 4. Acceptable Floor: Good condition
- 5. Acceptable Doors: Metal exterior - No porch, Safety rails present



- 6. Acceptable Electrical: 110 VAC
- 7. Acceptable HVAC Source: Present

Dining Room Living Space

8. View View of Room

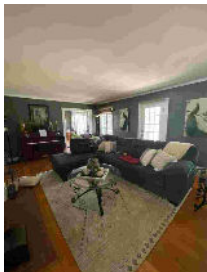


Living Space (Continued)

9. Acceptable
- Ceiling: Good condition
10. Acceptable
- Walls: Good Condition
11. Acceptable
- Floor: Good condition
12. Acceptable
- Windows: Working properly
13. Acceptable
- Electrical: 110 VAC
14. Acceptable
- HVAC Source: Present

Living Room Living Space

15. View View of Room



16. Acceptable
- Ceiling: Good condition
17. Acceptable
- Walls: Good Condition
18. Marginal
- Floor: Good condition - Cracked tiles in foyer



19. Acceptable
- Windows: Working properly
20. Acceptable
- Electrical: 110 VAC
21. Acceptable
- HVAC Source: Present

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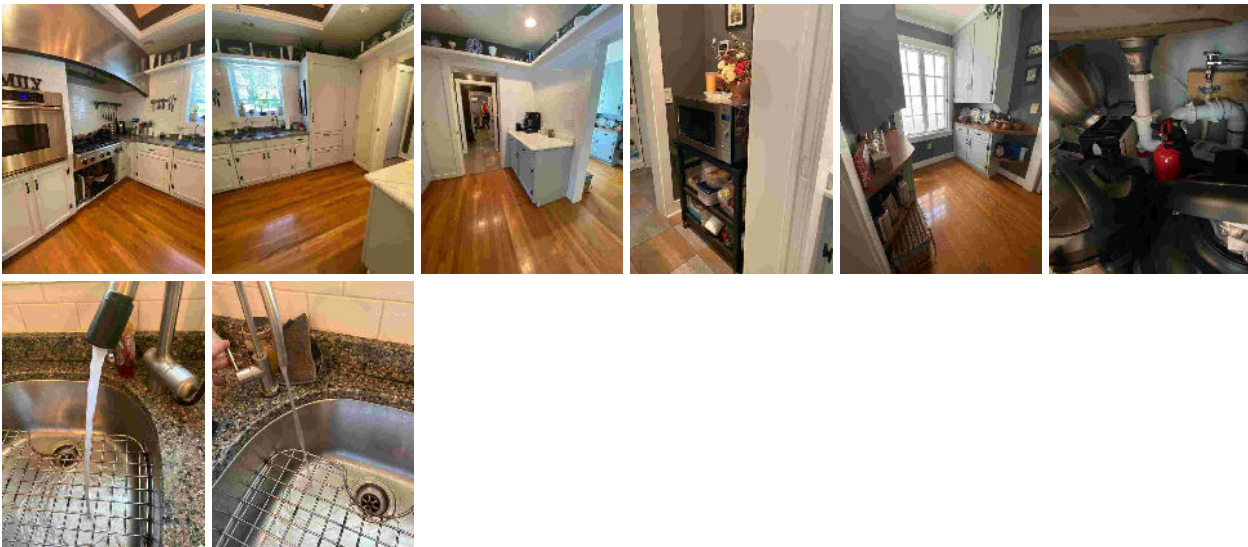
Kitchen

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

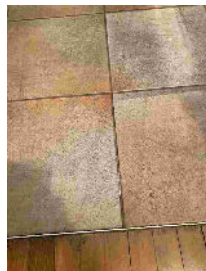
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Kitchen and pantry Kitchen

2. View View of Room



- 3. Acceptable Ceiling: Good Condition
- 4. Acceptable Walls: Good Condition
- 5. Marginal Floor: Good Condition - Cracks/Missing grout between tiles

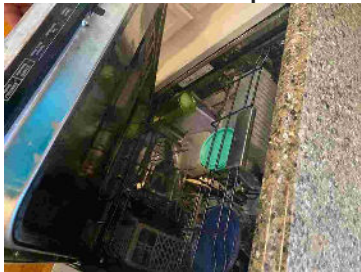


- 6. Acceptable Windows: Working properly
- 7. Acceptable HVAC Source: Present
- 8. Acceptable Plumbing/Fixtures: Adequate
- 9. Acceptable Sink: Good condition

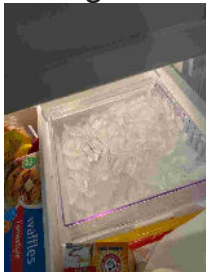
Kitchen (Continued)

10. Acceptable
11. Acceptable

Electrical: 110 VAC GFCI
Dishwasher: Operational


12. Acceptable
13. Acceptable

Cooking Appliances: Operational
Refrigerator: Operational


14. Acceptable
15. Acceptable
16. Acceptable

Ventilator: Present
Counter Tops: Good condition
Cabinets: Good condition

Fireplace/Wood Stove

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- Living Room Fireplace
1. Type: Wood burning
2. Acceptable

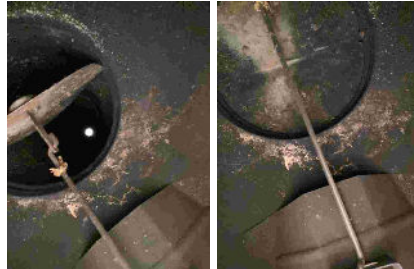
Fireplace Construction: Brick

Fireplace/Wood Stove (Continued)

3. Acceptable Smoke Chamber: Brick



4. Marginal Flue: Metal - Recommend cleaning and re-inspection before using



5. Acceptable Damper: Metal
6. Acceptable Hearth: Adequate

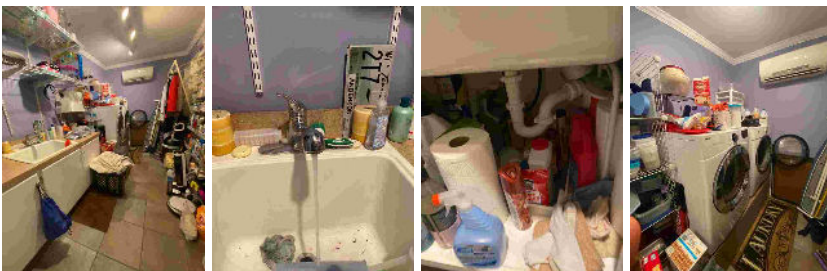
Laundry Room/Area

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1st Floor Laundry Room/Area

1. View View of Room



Laundry Room/Area (Continued)

2. Acceptable Ceiling: Good Condition
3. Acceptable Walls: Good Condition
4. Acceptable Floor: Good Condition
5. Acceptable Doors: Working properly
6. Acceptable Electrical: 110 VAC GFCI
7. Acceptable HVAC Source: Present
8. Acceptable Washer Hose Bib: Wall mounted valves - Visual inspection only
9. Acceptable Dryer Vent: Good Condition
10. Not Inspected Washer Drain: Wall mounted drain - Visual inspection only
11. Acceptable Washer and Dryer Electrical: 110 VAC, 220-240 VAC
12. FYI All washer hoses and connections should be inspected for leaks at final walk through and again periodically. Dryer lint traps, ducts and exit covers should also be occasionally inspected and cleaned to guard against lint accumulation that can be a fire hazard.

Dock

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

1. View Views of Dock



Lake Docks/Seawalls

Dock (Continued)

2. Acceptable Seawall: Rip Rap



3. Marginal Dock: Treated wood - Weather deck boards noted on most of deck, Some deck boards needs replacement on walkway, A qualified contractor is recommended to evaluate and make necessary repairs



4. Acceptable Davits: Electric



5. Defective Dock Electric 110 VAC - Recommend installing GFCI protected outlets, Lights not working possible blown bulbs daylight sensor present may not be coming on because of sensor

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Dock (Continued)

Dock Electric (continued)



6. Marginal

Boat House Roof Asphalt shingle - Visible granular loss noted



Final Comments

At Bentley and Associates, LLC., we strive to provide informative and thorough Home inspections, representing the condition of the property at the time of inspection. We recommend at final walk through, to observe areas that may have been previously blocked by personal items, furniture or area rugs. Visually inspect items you have asked to be repaired. We recommend that all repairs be done by a licensed or qualified professional in that field. Items or areas that we find in need of repair may have hidden damage that cannot be visually observed during the inspection, and thus may be found when repairs are being made. We do offer a re-inspection at a charge, should repairs be extensive or beyond your ability to properly access.

If there are any concerns following this inspection or during final walk through, please contact us at 865-986-2516. Pictures always help and can be emailed to office@bentleyhomeinspection.com. Thank you for using Bentley and Associates, LLC, for your Home Inspection.

Infrared Scan

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1. Acceptable Building Scan No concerns were noted in scan - This is for your information and is not a complete energy scan of the building. This is some pictures we took during the inspection to provided a better home inspection. Infrared cameras can not see through walls but are very effective at documenting consistent temperature which is congruent with dry surfaces. If there were and concerns found they will be documented in the body of the report.



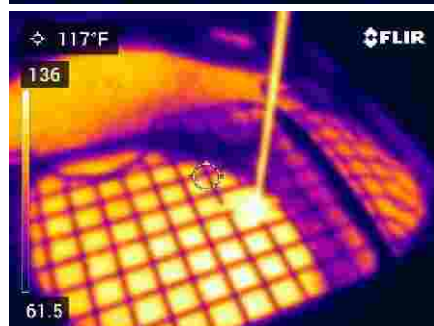
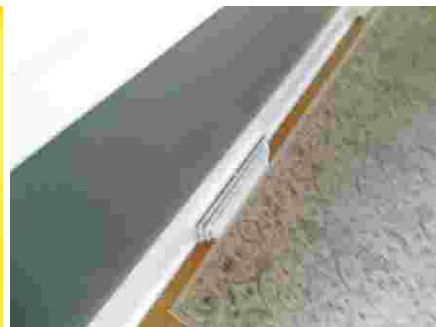
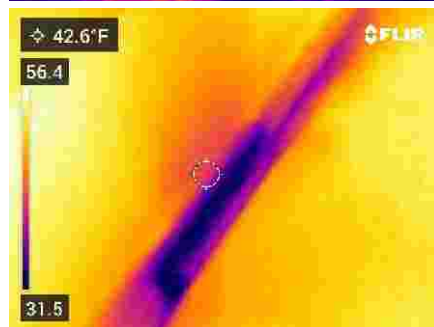
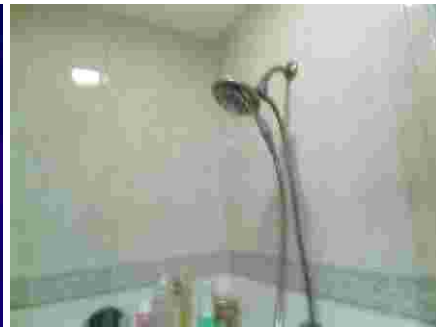
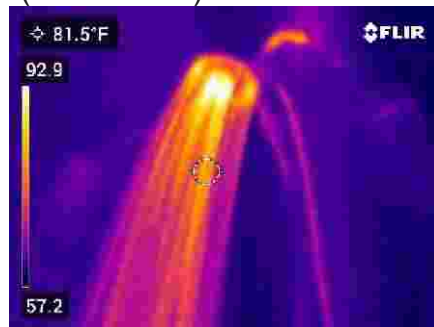
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Infrared Scan (Continued)

Building Scan (continued)



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Infrared Scan (Continued)

Building Scan (continued)



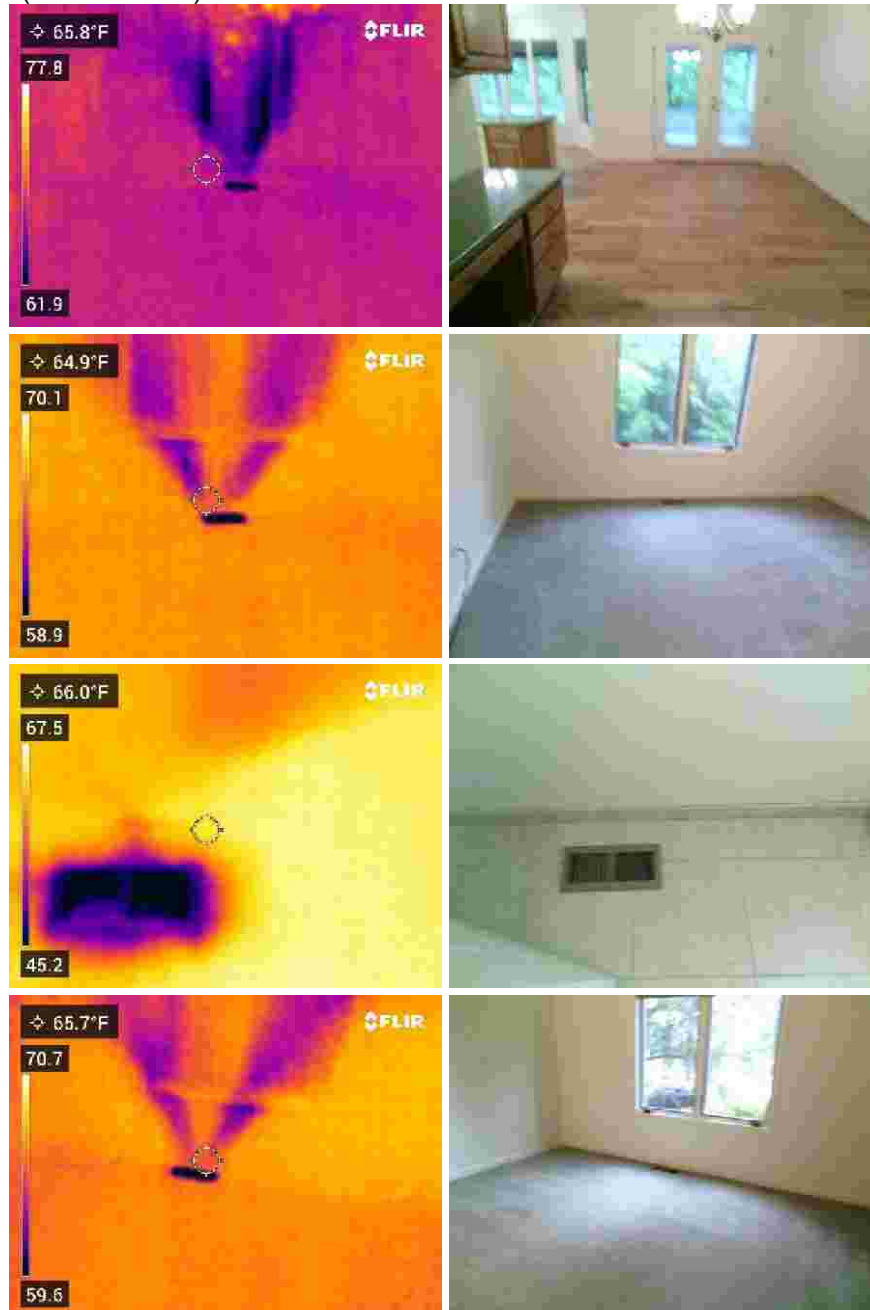
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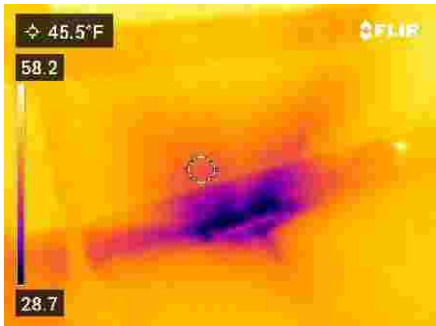
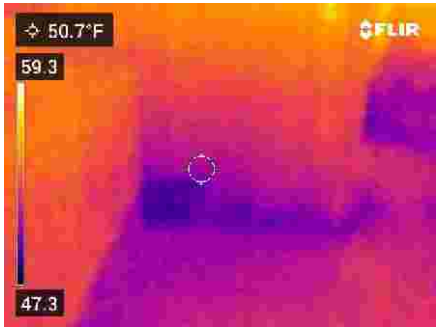
Infrared Scan (Continued)

Building Scan (continued)



Infrared Scan (Continued)

Building Scan (continued)



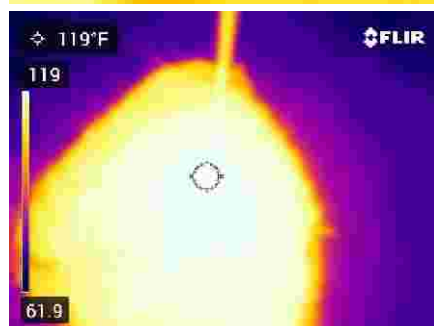
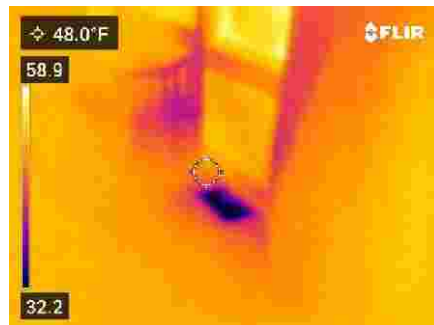
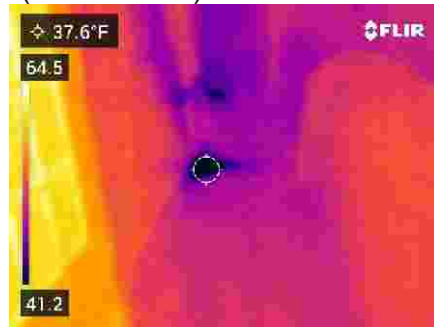
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Infrared Scan (Continued)

Building Scan (continued)



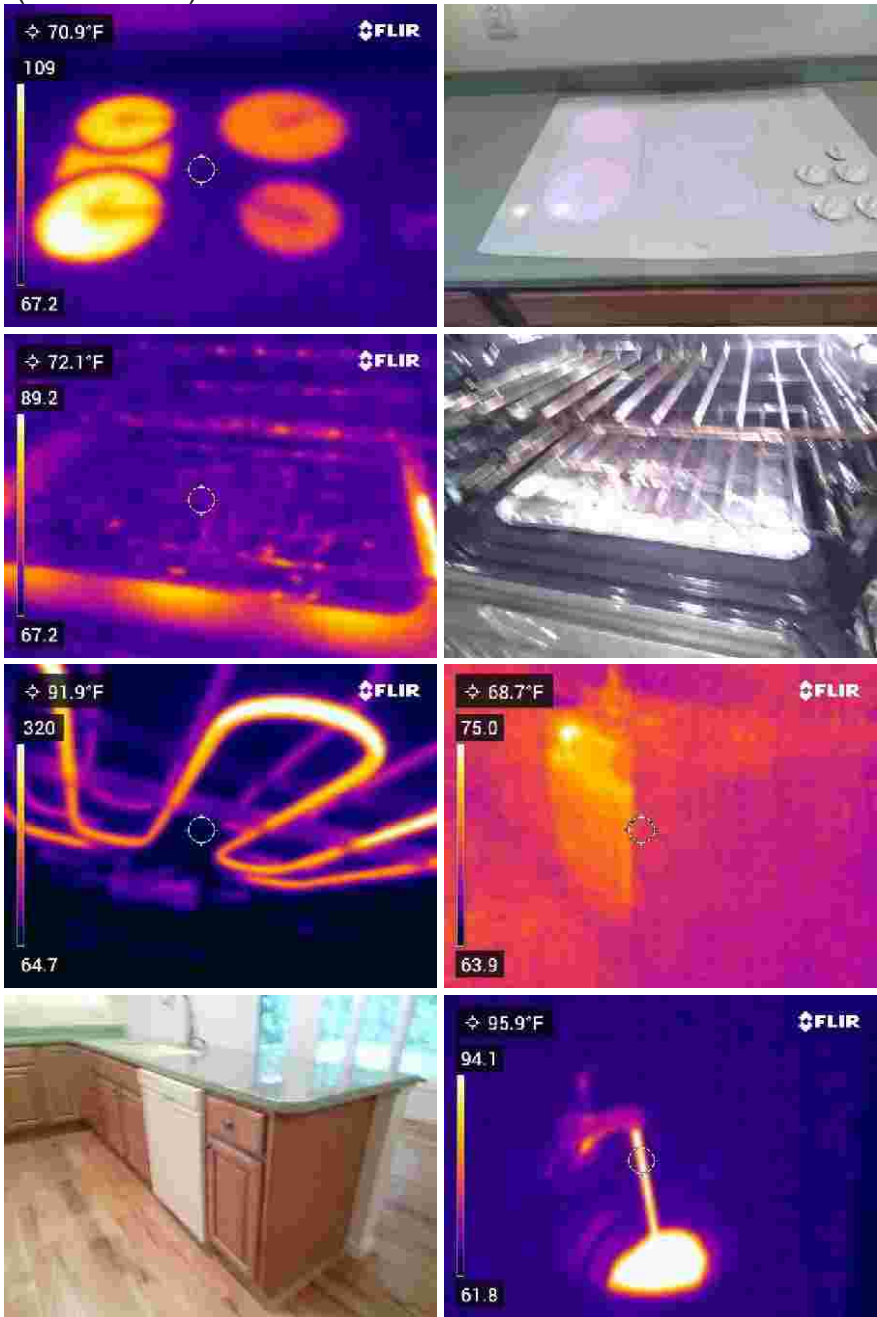
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Infrared Scan (Continued)

Building Scan (continued)



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Infrared Scan (Continued)

Building Scan (continued)



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. Patio: Paver - Settlement noted, Uneven pavers

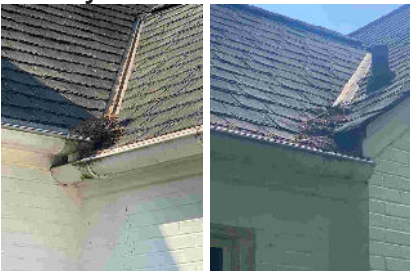


2. Retaining Walls: Brick, Block, Stone - Loose cap stones



Roof

3. Valleys: Metal - Debris on roof, Recommend cleaning



Attic

4. Main Attic Insulation: Batts - No insulation present in small area near hall bathroom, Recommend adding insulation to the area

Attic (Continued)

Insulation: (continued)



Structure

5. Bearing Walls for Basement addition: Frame - Wood framing in contact with soil, Recommend pulling soil away from framing. Wood should not be in contact with soil



Basement

6. Partially finished area Basement Doors: Working Properly - Water damaged on door trim on exterior door



Air Conditioning

7. Outside AC System A/C System Operation: Functional at time of inspection - The unit is nearing the end of the manufactures stated design life



Marginal Summary (Continued)

Heating System

8. Basement Heating System Heating System Operation: Functional at time of inspection
- Furnace existing beyond design life



Bathroom

9. Basement, 1/2 Bath Bathroom Ventilation: No ventilation - No ventilation present,
Ventilation recommended to outside

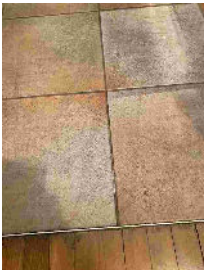
Living Space

10. Living Room Living Space Floor: Good condition - Cracked tiles in foyer



Kitchen

11. Kitchen and pantry Kitchen Floor: Good Condition - Cracks/Missing grout between tiles

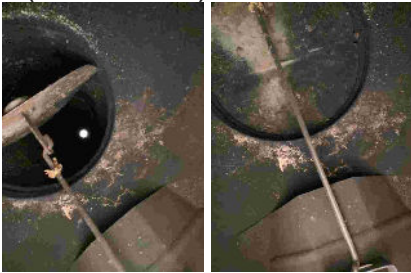


Fireplace/Wood Stove

12. Living Room Fireplace Flue: Metal - Recommend cleaning and re-inspection before using

Fireplace/Wood Stove (Continued)

Flue: (continued)



Dock

13. Lake Docks/Seawalls Dock: Treated wood - Weather deck boards noted on most of deck, Some deck boards needs replacement on walkway, A qualified contractor is recommended to evaluate and make necessary repairs



14. Lake Docks/Seawalls Boat House Roof Asphalt shingle - Visible granular loss noted



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 Rails and Steps Metal - **Cracked concrete, Spalling brick, A qualified contractor is recommended to evaluate and estimate repairs**



Structure

2. Added Piers/Posts: Wood posts - **Additional wooden piers have been improperly installed, Wood in contact with soil, Not rated for the load they are supporting, A qualified contractor is recommended to evaluate and estimate repairs**



Dock

3. Lake Docks/Seawalls Dock Electric 110 VAC - **Recommend installing GFCI protected outlets, Lights not working possible blown bulbs daylight sensor present may not be coming on because of sensor**

