



# Inspection Report

## Monty West

**Property Address:**  
504 Huntington Ridge Drive  
Nashville TN 37211



**RCI Services**

**Ray Baird, TN 069 ACI 242930  
1312 Haber Drive  
Brentwood, TN 37027  
615-371-5888**



# Table of Contents

[Cover Page..... 1](#)

[Table of Contents ..... 3](#)

[Intro Page..... 4](#)

[1 Grounds and Exterior ..... 5](#)

[2 Roofing..... 7](#)

[3 Structural Components ..... 7](#)

[4 Plumbing System ..... 9](#)

[5 Heating / Central Air Conditioning..... 12](#)

[6 Electrical System ..... 15](#)

[7 Interiors..... 17](#)

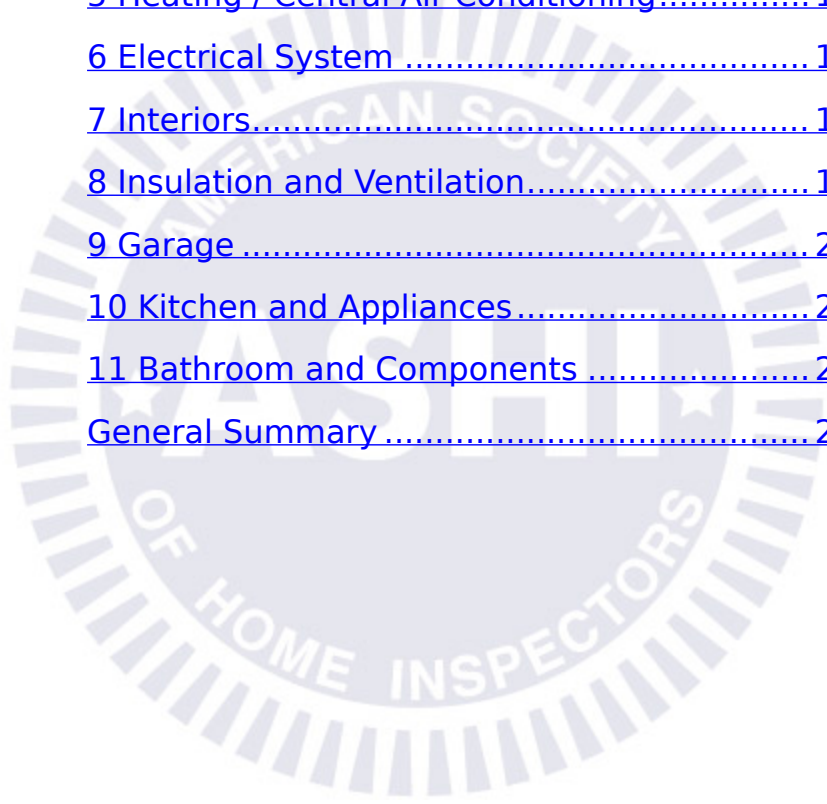
[8 Insulation and Ventilation..... 18](#)

[9 Garage ..... 20](#)

[10 Kitchen and Appliances..... 20](#)

[11 Bathroom and Components ..... 22](#)

[General Summary ..... 23](#)



<b>Date:</b> 9/17/2018	<b>Time:</b> 01:00 PM	<b>Report ID:</b> West091718
<b>Property:</b> 504 Huntington Ridge Drive Nashville TN 37211	<b>Customer:</b> Monty West	<b>Real Estate Professional:</b>

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

#### **Standards of Practice:**

ASHI American Society of Home Inspectors, Tennessee

#### **In Attendance:**

Customer representative

#### **Type of building:**

Townhome

#### **Approximate age of building:**

Over 10 Years

#### **Temperature:**

Over 75 (F)

#### **Weather:**

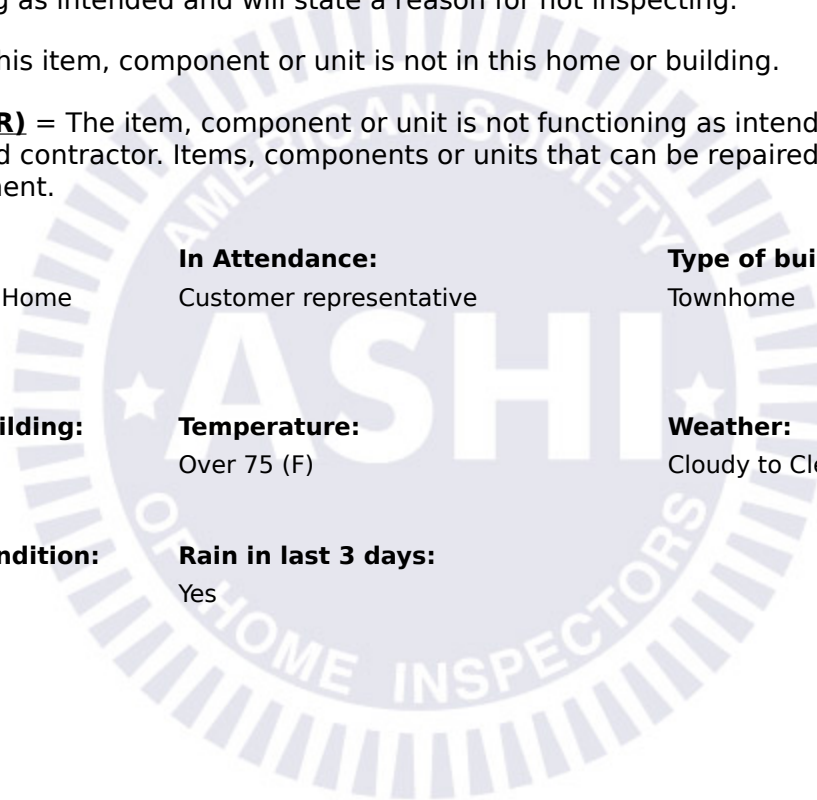
Cloudy to Clear

#### **Ground/Soil surface condition:**

Damp

#### **Rain in last 3 days:**

Yes



# 1. Grounds and Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

## Styles & Materials

**Driveway:**

Concrete

**Siding Style:**

Lap  
Masonry

**Siding Material:**

Vinyl Siding

**Exterior Entry Doors:**

Steel  
Fiberglass  
Insulated glass

**Appurtenance:**

Sidewalk  
Porch  
Deck

		IN	NI	NP	RR
1.0	Driveway	•			
1.1	Sidewalks and Retaining Walls	•			
1.2	Porches, Decks, Patio/Cover and Applicable Railings				•
1.3	Doors (Exterior)	•			
1.4	Wall Cladding Flashing and Trim	•			
1.5	Trim / Eaves, Soffits and Fascias	•			
1.6	Vegetation, Grading and Drainage	•			
1.7	Hose Faucets				•
		IN	NI	NP	RR

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**Comments:**

**1.2** (1) Recommend securing the loose deck railing to the building.



1.2 Item 1(Picture)

**1.2** (2) Recommend securing the loose front stair railing for safety.



1.2 Item 2(Picture)

**1.7** Secure and seal the hose faucets to the exterior walls.



1.7 Item 1(Picture) Front hose faucet

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

**Roof Covering:**

Architectural

**Viewed roof covering from:**

Ground  
Binoculars

**Sky Light(s):**

None

**Chimney (exterior):**

Metal Flue Pipe

		IN	NI	NP	RR
2.0	Roof Coverings	•			
2.1	Flashings	•			
2.2	Roof Drainage Systems	•			
2.3	Skylights, Chimneys and Roof Penetrations	•			
		IN	NI	NP	RR

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### Comments:

**2.0** The roof is an HOA item.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 3. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor 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; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

**Foundation:**

Masonry block

**Method used to observe**

**Crawlspace:**

From entry  
Limited access

**Floor Structure:**

Engineered floor trusses

**Wall Structure:**

Wood

**Columns or Piers:**

Supporting walls

**Ceiling Structure:**

Trusses

**Roof Structure:**  
Engineered wood trusses

**Roof-Type:**  
Gable

**Method used to observe attic:**  
From entry  
No walk way

**Attic info:**  
Scuttle hole

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
3.1	Walls (Structural)	•			
3.2	Columns or Piers	•			
3.3	Floors (Structural)	•			
3.4	Ceilings (Structural)	•			
3.5	Roof Structure and Attic	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

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**Comments:**

**3.0** Evidence of prior moisture intrusion was noted at the rear wall; however, the area was dry at the time of the inspection.



3.0 Item 1(Picture)

**3.3** The floors are structural trusses.



3.3 Item 1(Picture)



**3.5** The firewall in the attic appears serviceable.



3.5 Item 1(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Plumbing System



The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. 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. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**

Public

**Water Filters:**

None

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

Copper

**Washer Drain Size:**

1 1/2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Electric

**Water Heater Capacity:**

50 Gallon

**Manufacturer:**

STATE

**Water Heater Location:**

Utility Room

		IN	NI	NP	RR
4.0	Plumbing Water Supply, Distribution System and Fixtures	•			
4.1	Main Water Shut-off Device (Describe location)	•			
4.2	Plumbing Drain, Waste and Vent Systems	•			
4.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
4.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
4.5	Main Fuel Shut-off (Describe Location)	•			
4.6	Sump Pump			•	
		IN	NI	NP	RR

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**Comments:**

**4.1** There are two main water shutoff valves in the mechanical room in the basement.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

**4.3** The water heater is located in the basement mechanical room. The unit is original and was manufactured by State Industries in 1998.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

**4.5** The main fuel shutoff is located at the gas meter outside.



4.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 5. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

## Styles & Materials

<b>Heat Type:</b> Forced Air Split System	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> RHEEM	<b>Ductwork:</b> Insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 14x20	<b>Types of Fireplaces:</b> Non-vented gas logs	<b>Operable Fireplaces:</b> None
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Forced Air Split System	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> RHEEM	<b>Number of AC Only Units:</b> One	

		IN	NI	NP	RR
5.0	Heating Equipment				•
5.1	Normal Operating Controls	•			
5.2	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
5.3	Presence of Installed Heat Source in Each Room	•			
5.4	Cooling and Air Handler Equipment	•			
5.5	Automatic Safety Controls				•
5.6	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
5.7	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
5.8	Gas/LP Firelogs and Fireplaces		•		
5.9	Normal Operating Controls	•			
5.10	Presence of Installed Cooling Source in Each Room	•			
		IN	NI	NP	RR

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**Comments:**

**5.0** (1) The HVAC gas furnace and air handler are located in the mechanical room. Rheem RGPH-07EAUER, 1997.



5.0 Item 1(Picture)

**5.0** (2) The air conditioner coil unit was manufactured in 2006.



5.0 Item 2(Picture)

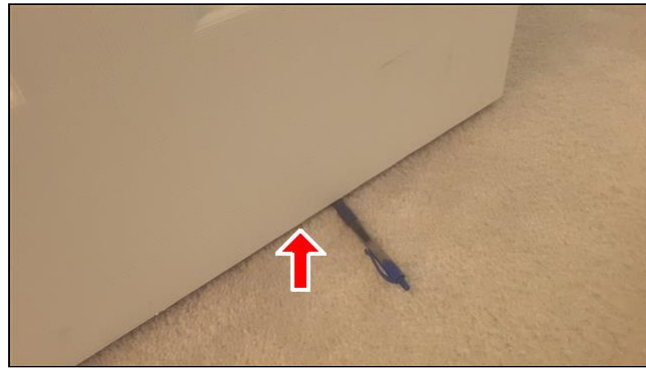
**5.0** (3) Recommend the furnace be evaluated and serviced and the heat exchangers be certified free of cracks by a licensed HVAC contractor prior to close due to age (1997).

**5.2** (1) Suggest using standard spun glass filters in lieu of pleated filters, which reduce airflow.



5.2 Item 1(Picture)

**5.2** (2) Some interior doors need to be cut at the bottom to ensure proper airflow. Minimum 3/4" free air space is required under each door that separates air supplies and returns.



5.2 Item 2(Picture)

**5.4** (1) The HVAC compressor unit is located at the rear. Rheem UAND-036JAZ, 2006.



5.4 Item 1(Picture)



5.4 Item 2(Picture)

**5.4** (2) The A/C unit was operating within the proper temperature differential of 14 to 22 degrees at the time of the inspection.

**5.5** The pan float switch is damaged and should be replaced.



5.5 Item 1(Picture)

**5.8** The pilot was off and the logs were not operated. The logs should be checked for proper operation.



5.8 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; 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; 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; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

<b>Electrical Service Conductors:</b>	<b>Panel capacity:</b>	<b>Panel Type:</b>
Below ground	125 AMP	Circuit breakers
<b>Electric Panel Manufacturer:</b>	<b>Branch wire 15 and 20 AMP:</b>	<b>Wiring Methods:</b>
SIEMENS	Copper	Nonmetallic Cable

		IN	NI	NP	RR
6.0	Service Entrance Conductors	•			
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
6.3	Switches, Receptacles, Connected Devices and Fixtures and visable wiring (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
6.6	Location of Main and Distribution Panels	•			
6.7	Smoke Detectors	•			
6.8	Carbon Monoxide Detectors			•	
		IN	NI	NP	RR

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**Comments:**

**6.1** The main disconnect is located on a pedestal at the right end of the building.



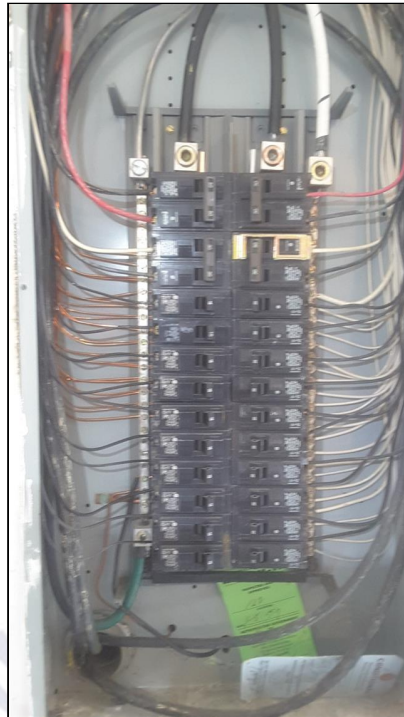
6.1 Item 1(Picture)



**6.6** The sub-panel is located in the garage.



6.6 Item 1(Picture)



6.6 Item 2(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Wood  
 Carpet  
 Tile  
 Synthetic Laminate

**Interior Doors:**

Hollow core

**Window Types:**

Vinyl  
 Single-hung  
 Dual pane

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood  
 Veneer

**Countertop:**

Cultured marble

		IN	NI	NP	RR
7.0	Ceilings	•			
7.1	Walls	•			
7.2	Floors	•			
7.3	Steps, Stairways, Balconies and Railings	•			
7.4	Counters and Cabinets (representative number)	•			
7.5	Doors (representative number)	•			
7.6	Windows (representative number)	•			
7.7	Laundry	•			
		IN	NI	NP	RR

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Blown  
Fiberglass  
R-30 or better

**Ventilation:**

Ridge vents  
Passive

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Metal

**Floor System Insulation:**

Batts  
R-19

		IN	NI	NP	RR
8.0	Insulation in Attic	•			
8.1	Insulation Under Floor System	•			
8.2	Ventilation of Attic	•			
8.3	Ventilation of Foundation Areas			•	
8.4	Ventilation Fans and Thermostatic Controls in Attic			•	
8.5	Vapor Retarders (in Crawlspace or basement)				•
		IN	NI	NP	RR

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## Comments:

**8.0** Shown is the attic insulation as viewed from the access.



8.0 Item 1(Picture)

**8.2** A combination of ridge and static vents was noted in the attic.



8.2 Item 1(Picture)

**8.5** Recommend removal of all wood and debris from the crawlspace area.



8.5 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Garage



### Styles & Materials

**Garage Door Type:**

One automatic

**Garage Door Material:**

Metal

**Auto-opener Manufacturer:**

GENIE

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Concrete

Extra Info : Painted or sealed

**Window Types:**

None

**Window Manufacturer:**

UNKNOWN

**Occupant Doors:**

Metal

**Exterior Entry Doors:**

None

		IN	NI	NP	RR
9.0	Garage Ceilings	•			
9.1	Garage Walls (including Firewall Separation)	•			
9.2	Garage Floor	•			
9.3	Occupant Door (from garage to inside of home)	•			
9.4	Doors (Exterior)			•	
9.5	Vehicle Door (s)	•			
9.6	Garage Door Opener (s) (Report whether or not doors will reverse when met with resistance)				•
9.7	Garage window (s)			•	
		IN	NI	NP	RR

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### Comments:

**9.6** The automatic reverse did not operate at the time of the inspection. Recommend adjustment by a garage door company for safety.

## 10. Kitchen and Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

**Dishwasher Brand:**  
GENERAL ELECTRIC

**Disposer Brand:**  
UNKNOWN

**Exhaust/Range hood:**  
RE-CIRCULATE  
NUTONE

**Range/Oven:**  
LG

**Built in Microwave:**  
NONE

**Trash Compactors:**  
NONE

**Cabinetry:**  
Wood  
Veneer

**Countertop:**  
Granite

		IN	NI	NP	RR
10.0	Counters and Cabinets (representative number)	•			
10.1	Food Waste Disposer				•
10.2	Ranges/Ovens/Cooktops				•
10.3	Range Hood (s)	•			
10.4	Dishwasher	•			
10.5	Trash Compactor			•	
10.6	Microwave Cooking Equipment			•	
10.7	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
10.8	Refrigerator/Ice Maker/Wine Cooler	•			
		IN	NI	NP	RR

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Comments:

**10.1** The food disposer wiring is missing a romex connector (anti-strain device). Recommend repairs as needed for safety.



10.1 Item 1(Picture)

**10.2** There was no anti-tip device installed at the stove as required by the manufacturer.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



# 11. Bathroom and Components

## Styles & Materials

**Exhaust Fans:**

Fan with light

**Number of Bathrooms:**

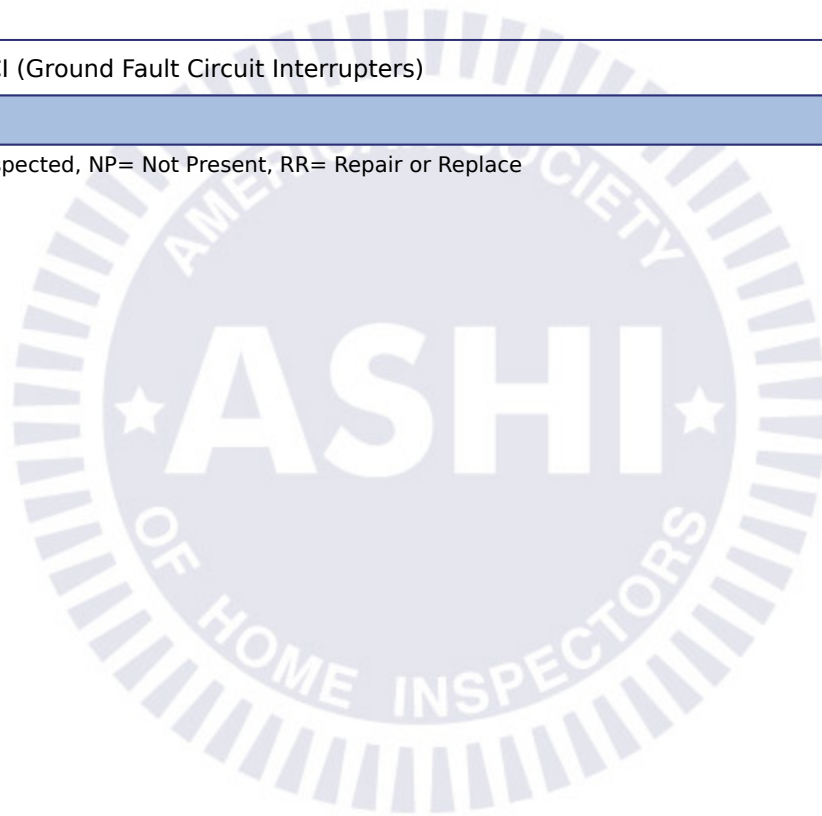
2.5

**Whirlpool Tub:**

No

		IN	NI	NP	RR
11.0	Toilets	•			
11.1	Sinks, Cabinets, Counters and Faucets	•			
11.2	Windows			•	
11.3	Ventilation / Heat	•			
11.4	Bathtub / Faucets / Whirlpool	•			
11.5	Shower	•			
11.6	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
		<b>IN</b>	<b>NI</b>	<b>NP</b>	<b>RR</b>

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



## General Summary



**1312 Haber Drive  
Brentwood, TN 37027  
615-371-5888**

**Customer**  
Monty West

**Address**  
504 Huntington Ridge Drive  
Nashville TN 37211

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Grounds and Exterior



#### 1.2 Porches, Decks, Patio/Cover and Applicable Railings Repair or Replace

(1) Recommend securing the loose deck railing to the building.



1.2 Item 1(Picture)

(2) Recommend securing the loose front stair railing for safety.



1.2 Item 2(Picture)

### 1.7 Hose Faucets

#### Repair or Replace

Secure and seal the hose faucets to the exterior walls.



1.7 Item 1(Picture) Front hose faucet

## 5. Heating / Central Air Conditioning



### 5.0 Heating Equipment

#### Repair or Replace

(3) Recommend the furnace be evaluated and serviced and the heat exchangers be certified free of cracks by a licensed HVAC contractor prior to close due to age (1997).

### 5.2 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

#### Repair or Replace

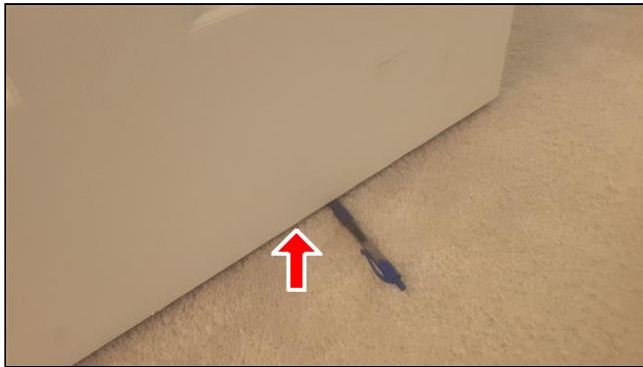
(1) Suggest using standard spun glass filters in lieu of pleated filters, which reduce airflow.





5.2 Item 1(Picture)

(2) Some interior doors need to be cut at the bottom to ensure proper airflow. Minimum 3/4" free air space is required under each door that separates air supplies and returns.



5.2 Item 2(Picture)

## 5.5 Automatic Safety Controls Repair or Replace

The pan float switch is damaged and should be replaced.



5.5 Item 1(Picture)

## 5.8 Gas/LP Firelogs and Fireplaces

### Not Inspected

The pilot was off and the logs were not operated. The logs should be checked for proper operation.



5.8 Item 1(Picture)

## 8. Insulation and Ventilation



### 8.5 Vapor Retarders (in Crawlspace or basement)

#### Repair or Replace

Recommend removal of all wood and debris from the crawlspace area.



8.5 Item 1(Picture)

## 9. Garage



### 9.6 Garage Door Opener (s) (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace

The automatic reverse did not operate at the time of the inspection. Recommend adjustment by a garage door company for safety.

## 10. Kitchen and Appliances



### 10.1 Food Waste Disposer

#### Repair or Replace

The food disposer wiring is missing a romex connector (anti-strain device). Recommend repairs as needed for safety.



10.1 Item 1(Picture)

## 10.2 Ranges/Ovens/Cooktops

### Repair or Replace

There was no anti-tip device installed at the stove as required by the manufacturer.

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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.

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