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Inspector: Randy Johnson



Property Inspection Report

Client(s): **Elizabeth Mashburn**

Property address: **414 Stone Ridge Dr.
Hixson, TN. 37343**

Inspection date: **2/22/2012**

This report published on Thursday, February 23, 2012 10:34:35 AM EST

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Report # 12021501 The following inspection of a home located at 414 Stone Ridge Dr. , Hixson, TN 37343 was conducted by Randy Johnson and Mike Pendergrass on 2/13 from 10:00AM- 11:15AM, and on 2/21 from 2:00PM - 5:30PM. The inspection was done on two different days because the electrical and gas were not activated until 2/22. Present on 2/13 were the above-mentioned inspectors, realtor Mark Blazek, client Elizabeth Mashburn, her fiance, David, his parents, and Cindy Mashburn, the client's mother. Present on 2/21 were Randy Johnson, realtor Mark Blazek, Elizabeth Mashburn, Cindy Mashburn, Meredith Mashburn and Mike Pendergrass. The weather was clear and 53 degrees F on 2/13, and clear and 56 degrees F on 2/22. All points of orientation are referenced facing the house from the street in front of the house.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a risk of injury or death
Major Defect	Correction likely involves a significant expense
Repair/Replace	Recommend repairing or replacing

Repair/Maintain	Recommend repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <http://www.reporthost.com/glossary.asp>

Exterior

Footing material: Not visible

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Vinyl, Brick veneer

Driveway material: Concrete

Sidewalk material: Poured in place concrete

Footing material: Not visible

Foundation material: Poured in place concrete

Apparent wall structure: Wood frame

Wall covering: Brick veneer, Vinyl

Driveway material: Poured in place concrete

Sidewalk material: Poured in place concrete

Exterior door material: Solid core steel

1) *Safety, Repair/Replace, Evaluate* - One or more open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits. The rear deck receptacle has an open ground. The rear outside receptacle has an open neutral.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.



Photo 64

2) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.



Photo 63

3) *Safety, Repair/Replace, Evaluate* - One or more wires run overhead to trees were found. This is a substandard method of support. It may result in damage to wires and/or connections and is a safety hazard for risk of shock and fire. A qualified electrician should evaluate and repair as necessary..

4) *Repair/Maintain, Minor Defect* - A small section of the siding above the garage roof line is broken and partially detached .



Photo 60

5) *Repair/Maintain, Evaluate, Monitor* - Vegetation is growing up the exterior wall, into the soffit and attic, front right.



Photo 57

6) *Evaluate, Monitor* - The rear deck joists and the outside beam have water stains. These areas should be monitored to determine if the stains are a current problem.



Photo 5



Photo 6

7) *Evaluate, Monitor* - The front gutter has one down spout on the left side, and it appears that there was a down spout on the left side as well. The length of the gutter suggests that the second down spout may be needed.



Photo 61

8) - There is a gas line under the rear deck; its appears to have been connected to a grill or some other gas appliance/ device.



Photo 18



Photo 19

Roof

Roof inspection method: Viewed from eaves on ladder; viewed from ground with binoculars

Roof type: Gable

Roof covering: Metal

Roof type: Gable

Estimated age of roof:

Gutter & downspout material: Aluminum

Roof ventilation: Adequate

Electric service

Primary service type: Overhead

Service amperage (amps): 200

Primary service overload protection type: Circuit breakers

Service voltage (volts): 120/240

Location of main service switch: Exterior wall, left side adjacent to meter

Location of sub panels:

Service entrance conductor material:

System ground: Ground rod(s) in soil

Main disconnect rating (amps): 200

Branch circuit wiring type: Copper, Aluminum multi-strand

Smoke detectors present: Yes

Service voltage (volts): 120/240

Location of main service switch: Exterior wall, left side adjacent to meter

9) *Safety, Repair/Replace, Evaluate* - One or more overcurrent protection devices (circuit breakers or fuses) are "double tapped", where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.

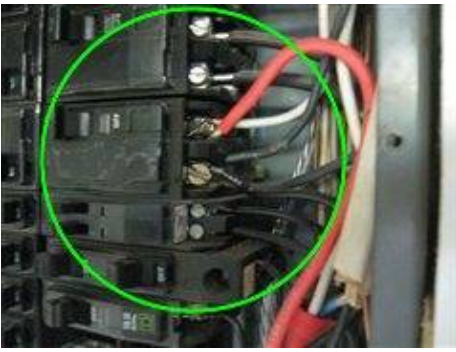


Photo 35



Photo 9



Photo 37



Photo 10

10) *Safety, Repair/Replace, Evaluate* - There are multiple open splices in the service panel



Photo 36

11) *Safety, Repair/Replace, Evaluate* - All receptacles in the basement furnace room have an open ground or reversed polarity. A qualified electrician should evaluate and repair as necessary.

12) *Safety, Repair/Replace* - The service drop wires are in contact with trees or vegetation. Recommend having a qualified tree service company or arborist prune or remove trees as necessary to prevent straining or abrading the service drop wires.

13) - Main service panel



Photo 7
Main Panel



Photo 8
Main panel- cover removed



Photo 38

Panel specifications

14) - An old meter base and grounding rod are located in the rear.



Photo 4



Photo 23

Water heater

Estimated age: 5

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 40

Manufacturer: U.S. Craftmaster

Model: E2F40RD045V

15) - Water heater temperature was 119 degrees F.



Photo 11

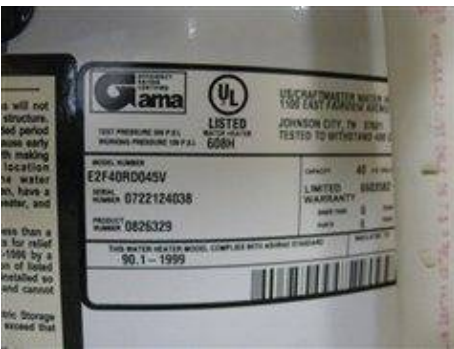


Photo 45
Water heater label:
Manufacturer: US
Craftmaster
Capacity: 40 gallons
Model #: E2F40RD045V
Serial: 0722124038

Heating and cooling

Estimated age: 16
Primary heating system energy source: Natural gas
Primary heat system type: Forced air
Primary A/C energy source: Electric
Primary Air conditioning type:
Manufacturer: Furnace: Rheem
Model #: RCGA-37A1A517
Serial #: M4996
Year of manufacture: 1996

Condenser: Ruud
Model #: UAMA-030 JAZ
Serial#: 5072 M3096 08029
Year of Manufacture: 1996

16) *Monitor* - The PVC pipe exiting the rear exterior wall under the deck may be the furnace vent.



Photo 20

17) *Comment* - For the furnace manual and specifications, go to http://www.yaunco.com/pdfs/rheem/uama_spec.pdf

18) - Furnace



Photo 42
Furnace shutoff



Photo 43
Service panel
Maximum air temperature at
register nearest unit: 118
degrees F
Maximum air temperature at
remote register: 120
degrees F



Photo 56

19) - Air conditioning condenser



Photo 22
Condenser



Photo 21
Condenser shutoff

20) - Furnace drip leg.



Photo 41

21) - The air conditioning system was not checked by the inspector because of the outside air temperature. The realtor stated that he had changed the thermostat setting in an attempt to activate the air conditioning, but the outside unit did not turn on.

Plumbing and laundry

22) *Safety, Repair/Replace* - The existing dryer vent hose should be replaced with a metal unit when the dryer is installed.



Photo 40

23) *Comment* - Neither the clothes washer nor dryer were operated or evaluated. They are excluded from this inspection.

Fireplaces, woodstoves and chimneys

Fireplace type: Gas log insert.

Chimney type: Masonry

24) *Evaluate, Monitor* - Duck tape is on the wall and one of the pressure lines under the

kitchen sink. The purpose for the tape is unknown. There are no leaks in the plumbing under the kitchen sink.



Photo 32

25) *Evaluate* - The gas fireplace insert in the basement was not operational.



Photo 15

26) - Chimney flashing.



Photo 58



Photo 59

Basement

Inspection method:

Kitchen

27) *Repair/Replace, Evaluate* - The main bathroom exhaust does not appear to be vented to the outside.

28) *Repair/Replace* - Hardware such as hinges, latches or pulls are loose and/or missing on one or more cabinets. Repairs should be made and/or hardware should be replaced as necessary, and by a qualified contractor if necessary.



Photo 33

Bathrooms

29) *Safety, Major Defect, Repair/Replace* - One of the master bathroom receptacles has reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard because of the risk of shock. A qualified electrician should evaluate and repair as necessary.



Photo 51

30) *Repair/Replace, Minor Defect* - The sink stopper in the basement bathroom is not attached.

31) *Repair/Replace* - The hall bathroom chrome pipes under the vanity are corroded, and should be replaced.



Photo 48

32) *Repair/Maintain, Minor Defect* - One of the main bathroom vanity drawers is off its track



Photo 34

33) *Repair/Maintain, Evaluate, Monitor* - Basement bathroom. The wall behind the vanity has duck tape around the hot water pressure line at its exit from the wall, and there is tape below and to the right side.



Photo 13

34) *Repair/Maintain, Evaluate* - The main bathroom toilet is slightly loose. The toilet flush is weak.



Photo 27

35) *Repair/Maintain, Evaluate* - The master bathroom has no exhaust.

36) *Repair/Maintain, Evaluate* - The basement bathroom toilet is loose.



Photo 39

37) *Repair/Maintain* - Caulk is missing or deteriorated around one or more shower surrounds. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the wall structure.



Photo 12
Basement shower



Photo 14
Basement shower



Photo 52
Main bath



Photo 53
Main bath

38) *Minor Defect, Monitor* - The ceiling in the master bathroom appears to be patched.



Photo 28

39) *Evaluate, Monitor* - There are water stains on the master bathroom ceiling.



Photo 16



Photo 17

General information

Report number: 12021501

Inspector's name: Randy Johnson, Mike Pendergrass

Structures inspected: Dwelling at 414 Stone Ridge Dr. 37343

Type of building: Single family
Property owner's name:
Time started:
Inspection Fee:
Present during inspection: Client(s), Realtor(s)
Occupied: No
Temperature: Cool
Ground condition: Damp
Foundation type: Basement
Weather conditions: Clear
Front of structure faces: Northwest
Main entrance faces: Northwest

The following items are excluded from this inspection: Security system, Shed

Garage

40) *Safety, Repair/Replace, Evaluate* - One or more open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

- Computer hardware
- Refrigerators
- Freezers
- Air conditioners
- Clothes washers
- Clothes dryers
- Dishwashers
- Kitchen food waste disposers
- Information technology equipment
- Sump pumps
- Electrical aquarium equipment
- Hand-held motor-operated tools
- Stationary and fixed motor-operated tools
- Light industrial motor-operated tools
- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

41) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary.

42) *Safety, Repair/Maintain, Evaluate* - There is no firewall between the garage and the living area.



Photo 46

43) *Safety, Repair/Maintain* - The garage door safety reverse is not working; recommend that the door be evaluated and repaired as necessary.

44) *Repair/Replace* - The front exterior garage entrance storm door is warped, and will not fully close.



Photo 1



Photo 2

45) *Repair/Replace* - The rear garage door trim/ casing is missing from the top and the right side, exposing the sheathing.



Photo 3

46) *Repair/Maintain, Minor Defect* - There is a small gap above the receptacle behind the

door in the basement storage room.



Photo 44

Attic

Inspection method: Viewed from hatch, Partially traversed

Roof structure type: Rafters

Ceiling structure: Ceiling beams

Insulation material: Cellulose loose fill

Insulation depth: 9" -12"

47) - Attic



Photo 24



Photo 25



Photo 26



Photo 54

48) - Possible location of the main bathroom vent in the attic. The vent pipe could not be located because of the covering insulation. The vent appears th o be drawing well and may be properly vented to the outside.



Photo 55

Interior rooms

49) *Safety, Repair/Replace, Evaluate* - Dining room. One or more open ground, three-pronged electric receptacles were found. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. For example, replacing receptacles or correcting wiring circuits.

Grounding type receptacles began being required in residential structures during the 1960s. Based on the age of this structure and the presence of 2-pronged receptacles in some areas of this structure, an acceptable repair may be to simply replace the ungrounded 3-pronged receptacles with 2-pronged receptacles. However the following appliances require grounding type receptacles:

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- Hedge clippers
- Lawn mowers

This list is not exhaustive. Grounded circuits and receptacles should be installed in locations where such appliances will be used.

50) *Safety, Repair/Replace, Evaluate* - One or more electric receptacles have reverse-polarity wiring, where the hot and neutral wires are reversed. This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and make repairs as necessary. This receptacle is also loose.



Photo 47
Dining room receptacle

51) *Safety, Repair/Replace, Evaluate* - Master Bedroom. One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

52) *Repair/Replace, Minor Defect, Evaluate* - The door under the stairs sticks at the door latch.

53) *Repair/Maintain, Minor Defect* - The front left bedroom has a small area of damage to the wall sheetrock.



Photo 49

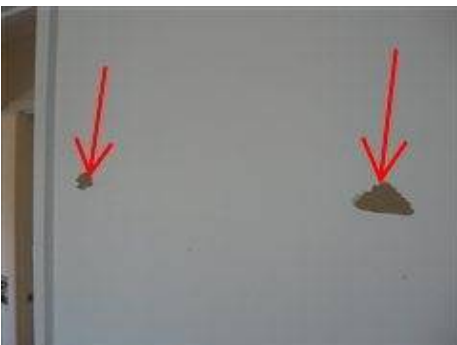


Photo 50

54) *Minor Defect, Monitor* - There is vertical crack in the wall above the door between the living room and dining room.



Photo 31

55) - Some of the window latches are broken, upstairs and basement.



Photo 29



Photo 30

Summary

56) *Safety, Repair/Replace, Evaluate* - The primary area of concern is the electrical system in the dwelling. The large number of reversed polarity and open ground receptacles makes evaluation and repair of the electrical issues a high priority.

57) *Safety, Repair/Maintain, Evaluate* - The lack of a firewall between the garage and the living area should be evaluated.

58) *Evaluate, Monitor* - The furnace and the condenser units are beyond the end of their normal service life expectancies. Although both are operating properly, the condition of each should be evaluated and monitored closely..

This home has, as all homes have, a number of identifiable assets and defects. The items in

this summary are, in the inspector's opinion, those of most importance. For a full understanding of the condition of this home a complete reading of this report will be required. The property has a number of positive assets that include, but are not limited to: the lot is level and drainage appears to be adequate; no foundation water incursion problems were discovered; the structure appears to be free from pests, and there are no indications of previous damage because of pests or infestations; the structural integrity of the dwelling appears to be sound; the gutter and downspouts appear to be properly attached with adequate slope; and the house has adequate insulation and ventilation.