



Bentley and Associates LLC
6683 Poplar Springs Rd
Loudon, Tn 37774
865-986-2516
Zachary Weatherford TN Lic# 1991

Your Home Inspection Report



David Small
156 Inagehi Way
Loudon, TN 37774
3/24/2021

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Definitions

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

General Information

Property Information

Property Address 156 Inagehi Way
City Loudon State TN Zip 37774

Client Information

Client Name David Small

Inspection Company

Inspector Name Zach Weatherford
Company Name Bentley and Associates LLC
Address 6683 Poplar Springs Rd
City Loudon State Tn Zip 37774
Phone 8659862516
Email office@bentleyhomeinspection.com

Conditions

Inspection Date 3/24/2021
Others Present Buyer, Seller Property Occupied Occupied
Estimated Age 1992 Entrance Faces West
Start Time 8:45 End Time 12:00
Acceptable Electric On Yes
Acceptable Water On Yes
Acceptable Gas On Yes
Temperature 50 Degrees
Weather Partly cloudy Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached
Water Source County How Verified Visual Inspection
Sewage Disposal Septic How Verified Visual Inspection

Lots and Grounds

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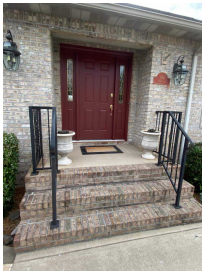
1. View Views of Grade

2. Acceptable Grading: Minor slope

3. Acceptable Driveway: Concrete - [Cracks present](#)



4. Acceptable Porch: Concrete, Brick



5. Acceptable Patio: Concrete - [Cracks present](#)



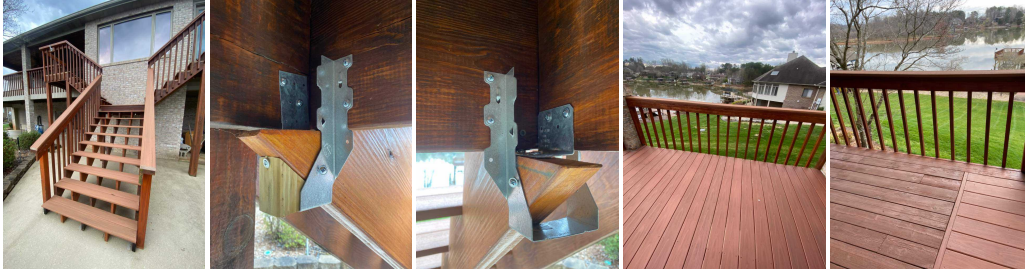
6. Acceptable Deck: Stained wood, Composite Materials



Lots and Grounds (Continued)

7. Defective

Deck Rails and Steps Stained wood, Composite Materials - Repairs noted to steps, screws in hangers are not proper for application, Recomend repair, Baluster spacing too wide



8. View of Grading

9. Acceptable Exterior Surface Drain: Surface drain

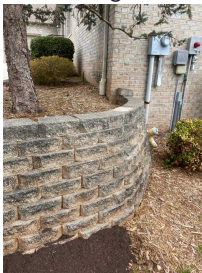
10. Acceptable Swale: Adequate slope and depth for drainage

11. Marginal Vegetation: Trees and shrubs - Tree limbs over hang the roof and should be cut back



12. Acceptable

Retaining Walls: Landscape stone



13. Defective

Fall Protection on retainnig wall: Not Present - Recommend adding fall protection to top of retaining wall for safety



14. 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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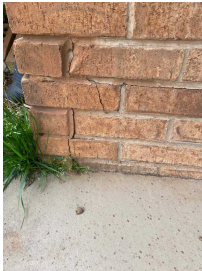
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Front, Sides and Rear Exterior Surface

1. View Views of Exterior

2. Marginal Type: Brick veneer - Cracks present on lower rear corner



Sides and Rear Exterior Surface

3. Acceptable Type: Vinyl siding

4. Acceptable Trim: Wood, Vinyl, Aluminum

5. Views of Exterior

6. Acceptable Fascia: Aluminum clad

7. Acceptable Soffits: Vinyl

8. Acceptable Entry Door: Working properly

9. Defective Deck Door: Working properly - Water damage and rot noted on door trim of bedroom deck door



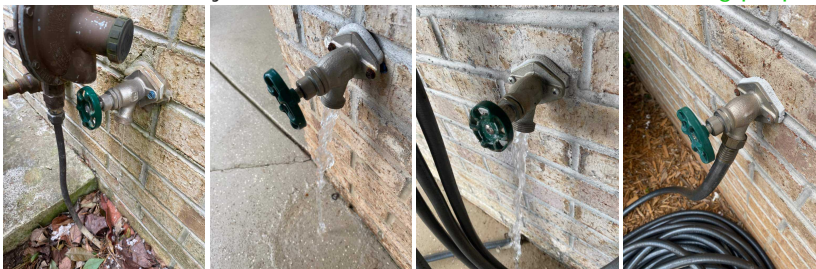
10. Acceptable Patio Door: Working properly

11. Acceptable Windows: Clad wood

12. Marginal Exterior Electric Outlets: 110 VAC - Recommend installing GFCI protected outlets outside

13. Acceptable Exterior Lighting: Surface mount

14. Marginal Hose Bibs: Rotary - Hose bib on side of home not working properly

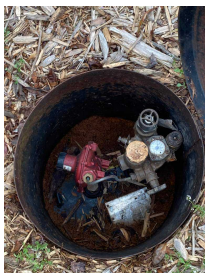


Exterior (Continued)

15. Acceptable Propane Tank: Underground LPG Tank



16. Acceptable Main Gas Valve: Located at LPG tank



17. FYI Recommend inspecting all caulking, stained and painted areas annually for deterioration and maintain as needed.

Roof

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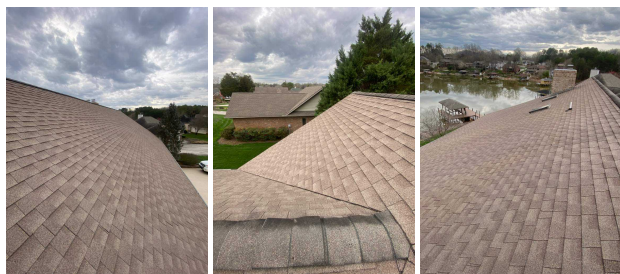
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Main Roof Surface

1. View Views Of Roof

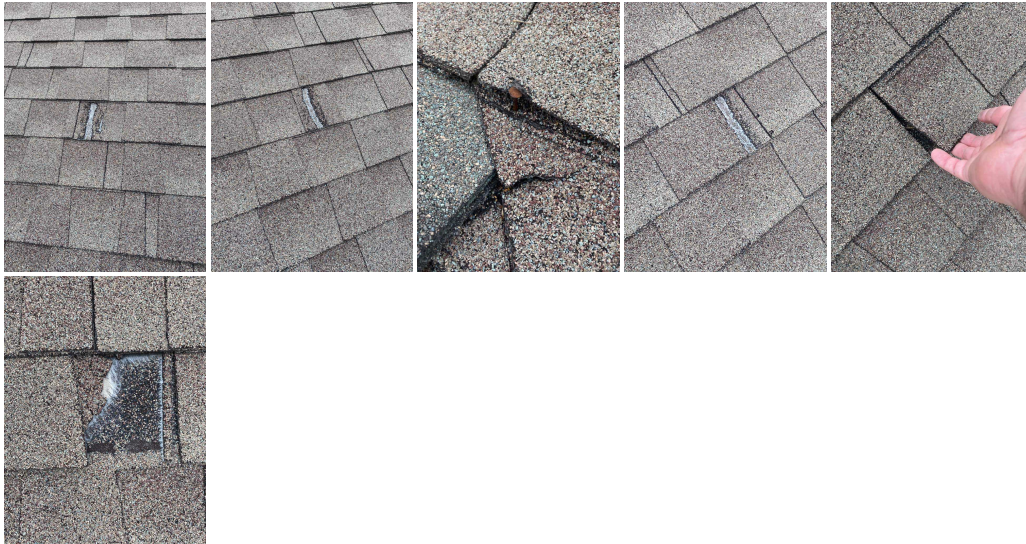


2. Method of Inspection: On roof

3. Defective Material: Asphalt shingle - **Damaged shingles, Shingles not sealing in areas, A qualified roofing contractor is recommended to evaluate and estimate repairs**

Roof (Continued)

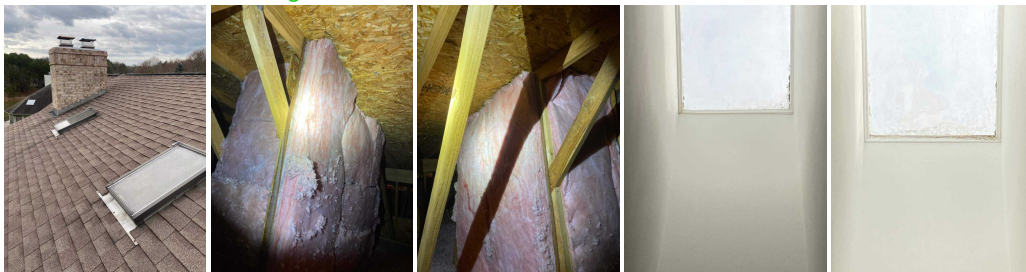
Material: (continued)



4. Type: Gable

5. Approximate Age: 15-20 Years

6. Marginal Skylights: Present - Water stains present on right skylight, peeling paint noted on left skylight, recommend monitoring for leaks



7. Marginal Flashing: Metal - Flashing not sealing properly on side of home, recommend repair



8. Acceptable Valleys: Asphalt shingle

9. Acceptable Electrical Mast: Underground utilities



10. Acceptable Plumbing Vents: Present

Roof (Continued)

11. Marginal

Gutters: Aluminum - Gutter not properly sealed in front, Recommend repair



12. Acceptable

Downspouts: Aluminum

13. Acceptable

Leader/Extension: Present

Rear Chimney

14. Acceptable

Chimney: Brick



15. Acceptable

Flue/Flue Cap: Tile/Mortar/Metal



16. Defective

Chimney Flashing: Metal - Evidence of leakage noted in attic, seller was having repaired, recommend monitoring



17. 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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Garage Attic

1. View Views Of Attic



2. Method of Inspection: In the attic

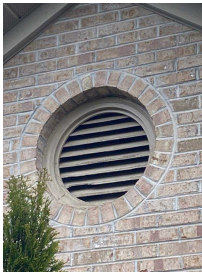
3. Acceptable Access Pull down

4. Acceptable Roof Framing: 2x4 Truss, 2x8 Truss

5. Marginal Sheathing: OSB - Visible daylight at corner on side of home, no evidence of pest intrusion, recommend sealing



6. Marginal Ventilation: Gable, ridge and soffit vents - Damage noted at gable vent



7. Acceptable Insulation: Loose Fill

8. Acceptable Insulation Depth: 12-14 inches

9. Acceptable Wiring/Lighting: 110 VAC lighting circuit

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

Attic (Continued)

11. Defective House Fan: Direct drive with manual controls - **Fan not working at time of inspection**



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

Structure

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1. Acceptable Structure Type: Wood frame

2. Acceptable Foundation: Block

3. Acceptable Beams: Steel I-Beam

4. Acceptable Bearing Walls: Frame

5. Acceptable Joists/Trusses: I-Joist

6. Acceptable Subfloor: Plywood

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

Electrical

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1. Service Size Amps: 225 Volts: 110-240 VAC

2. Acceptable Service: Copper



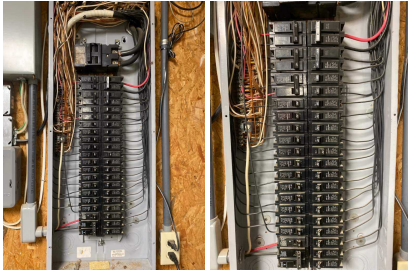
3. Acceptable 120 VAC Branch Circuits: Copper

Electrical (Continued)

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

Utility room Electric Panel

- 7. Acceptable Panel Cover Present, Good Condition
- 8. Acceptable Manufacturer: Challenger



- 9. Maximum Capacity: 225 Amps
- 10. Acceptable Main Breaker Size: 225 Amps
- 11. Acceptable Breakers: Copper
- 12. Acceptable Panel Bonded Yes
- 13. FYI All electrical repairs and updates should be performed by a licensed electrician.

Plumbing

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- 1. Acceptable Service Line: PEX
- 2. Acceptable Main Water Shutoff: Utility room



- 3. Acceptable Water Lines: PEX
- 4. Acceptable Drain Pipes: PVC
- 5. Acceptable Vent Pipes: Present
- 6. Acceptable Gas Service Lines: Copper, Cast iron

Utility Room Water Heater

- 7. Not Inspected Water Heater Operation: Off at time of inspection - Water heater off at time of inspection

Plumbing (Continued)

8. View Model/Serial



9. Type: Propane Capacity: 40 Gal.

10. Approximate Age: 17 years Area Served: Guest 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 final walk through, and again periodically for leaks. Follow manufacturers maintenance recommendations for all mechanical devices (water heaters, septic pumps, etc.)

Utility Room Water Heater

14. Acceptable Water Heater Operation: Functional at time of inspection

15. Defective Water Temperature: 120+ Degrees - Water temperatures in excess of 120 degrees are considered a safety concern, recommend adjusting thermostat

16. View Model/Serial



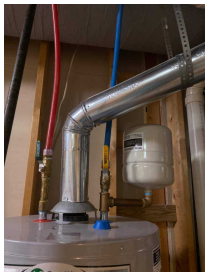
17. Type: Propane Capacity: 40 Gal.

18. Approximate Age: 3 years Area Served: Master and kitchen side of home

19. Acceptable Flue Pipe: Double wall

Plumbing (Continued)

Flue Pipe: (continued)



20. Acceptable TPRV and Drain Tube: Present

21. Acceptable Expansion Tank: Present



22. 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.)

Radon System

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1. Acceptable Type of structure Active

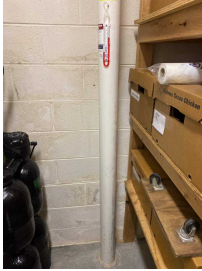
2. Acceptable Status of system Operating at the time of the inspection

3. Acceptable System type Fan Powered



Radon System (Continued)

4. Acceptable Radon system Location Basement



5. Acceptable Manometer reading 2.0



6. Acceptable Fan Outside



7. Acceptable Vent location Outside above roof line

Air Conditioning

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Outside AC System

1. Acceptable A/C System Operation: Appears serviceable - Due to the outside temperature, the unit was tested in heating mode only
2. Acceptable Condensate Removal: Present
3. Acceptable Exterior Unit: Pad mounted

Air Conditioning (Continued)

4. Manufacturer: American Standard



5. Area Served: Main Approximate Age: 8 Years

6. Fuel Type: Electric Temperature Differential: N/A

7. Type: Central A/C Capacity: 2 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

15. Acceptable A/C System Operation: Appears serviceable - Due to the outside temperature, the unit was tested in heating mode only

16. Acceptable Condensate Removal: Present

17. Acceptable Exterior Unit: Pad mounted

18. Manufacturer: American Standard



19. Area Served: Downstairs Approximate Age: 8 Years

20. Fuel Type: Electric Temperature Differential: N/A

21. Type: Central A/C Capacity: 5 Ton

22. Acceptable Refrigerant Lines: Satisfactory condition

23. Acceptable Visible Coil: Good condition

24. Acceptable Thermostats: Individual

25. Acceptable Exposed Ductwork: Ductwork in good condition

26. Acceptable Blower Fan/Filters: Direct drive with disposable filter

27. Acceptable Electrical Disconnect: Present

28. 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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Utility room Heating System

1. Acceptable Heating System Operation: Functional at time of inspection

2. Manufacturer: American Standard



3. Type: Forced air Capacity: Adequate for area

4. Area Served: Main Approximate Age: 8 Years

5. Fuel Type: Propane gas

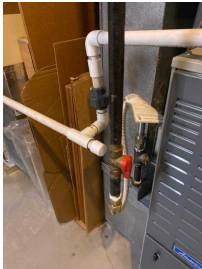
6. Acceptable Thermostats: Individual

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 Gas Service Line/shutoff: Cast iron



11. Acceptable Flue Pipe: Double wall



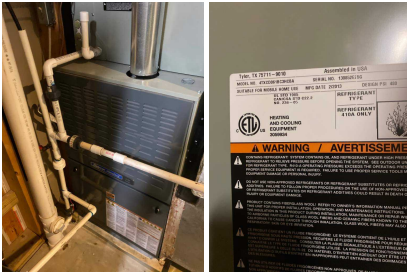
12. FYI For system longevity and efficiency, filters be changed every 30 days or according to manufacturers recommendations, and the system be inspected and serviced annually by a qualified HVAC technician.

Utility room Heating System

13. Acceptable Heating System Operation: Functional at time of inspection

Heating System (Continued)

14. Manufacturer: American Standard



15. Type: Forced air Capacity: Adequate for area

16. Area Served: Upstairs Approximate Age: 8 Years

17. Fuel Type: Propane gas

18. Acceptable Thermostats: Individual

19. Acceptable Blower Fan/Filter: Direct drive with disposable filter

20. Acceptable Distribution: Metal and flexible duct

21. Acceptable Heat Exchanger: Sealed unit

22. Acceptable Gas Service Line/shutoff: Cast iron



23. Acceptable Flue Pipe: Double wall



24. 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.

Fireplace/Wood Stove

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Living Room Fireplace

1. Type: Gas log

2. Acceptable Fireplace Construction: Brick



3. Marginal

Operation Can not get gas logs to light - I could not get logs to light at time if inspection, recommend cleaning and inspection by a qualified contractor prior to use



4. Acceptable

Smoke Chamber: Brick



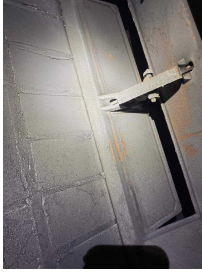
5. Acceptable

Flue: Brick, Tile



Fireplace/Wood Stove (Continued)

6. Acceptable Damper: Metal



7. Acceptable Hearth: Brick

8. Acceptable Carbon Monoxide Monitor: Not Visible - [Recommend adding a carbon monoxide detector for safety](#)

9. FYI Fireplaces should be cleaned and inspected before initial use for safety, then annually or according to use by a qualified professional.

Basement Fireplace

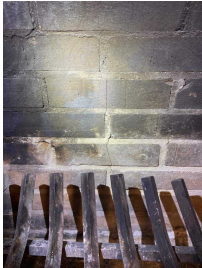
10. Type: Wood burning

11. Acceptable Fireplace Construction: Brick

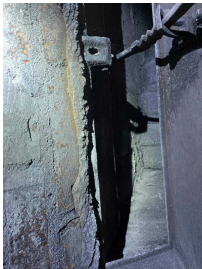


12. Marginal Operation Appears to be operational - [Fireplace and components need cleaning and inspection by a licensed professional prior to use](#)

13. Marginal Smoke Chamber: Brick - [Cracks present](#)



14. Acceptable Flue: Brick, Tile



Fireplace/Wood Stove (Continued)

15. Acceptable Damper: Metal



16. Acceptable Hearth: Tile

17. FYI Fireplaces should be cleaned and inspected before initial use for safety, then annually or according to use by a qualified professional.

Garage/Carport

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Front Garage

1. View Views of Garage



2. Type of Structure: Attached Car Spaces: 2

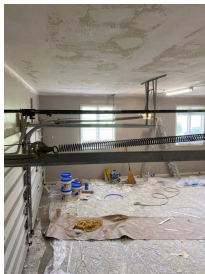
3. Acceptable Garage Doors: Metal - [Damaged seals noted at garage door](#)



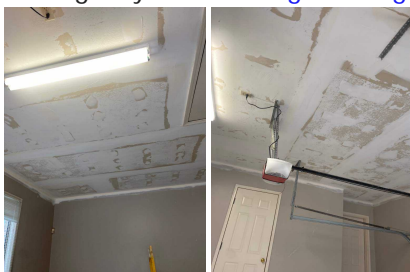
4. Defective Door Operation: Mechanized - [No safety cables inside springs, Recommend installing cables for safety](#)

Garage/Carport (Continued)

Door Operation: (continued)



5. Acceptable Door Opener: Working properly
6. Marginal Electrical: 110 VAC - Recommend installing GFCI protected outlets
7. Acceptable Ceiling: Drywall - Garage ceiling being repaired at time of inspection



8. Acceptable Walls: Good Condition
9. Acceptable Floor/Foundation: Poured concrete
10. FYI All moving parts of garage doors and openers should be periodically inspected for safety and integrity.

Kitchen

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Kitchen and dining area Kitchen

2. View View Of Room



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 HVAC Source: Present

Kitchen (Continued)

9. Acceptable Plumbing/Fixtures: Adequate



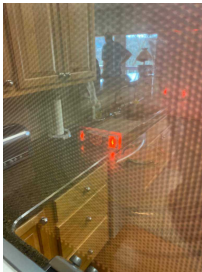
10. Acceptable Sink: Good condition

11. Acceptable Electrical: 110 VAC GFCI

12. Acceptable Disposal: Operational



13. Acceptable Microwave: Operational



14. Acceptable Ventilator: Present



15. Acceptable Dishwasher: Operational



Kitchen (Continued)

16. Acceptable Cooking Appliances: Operational



17. Acceptable Refrigerator: Operational



18. Acceptable Counter Tops: Good condition

19. Acceptable Cabinets: Good condition

Living Space

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Sun Room Living Space

1. View View of Room



2. Acceptable Ceiling: Good condition

3. Acceptable Walls: Good Condition

4. Acceptable Floor: Good condition

5. Acceptable Windows: Working properly

6. Acceptable Electrical: 110 VAC

7. Acceptable HVAC Source: Present

Living Room Living Space

Living Space (Continued)

8. View View of Room



9. Marginal

Ceiling: Paint - Water stains present



10. Acceptable

Walls: Good Condition - Noted paint crack at tape joint



11. Acceptable

Floor: Good condition

12. Acceptable

Windows: Working properly

13. Acceptable

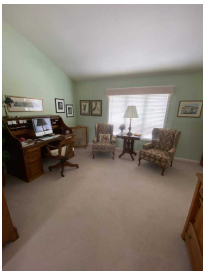
Electrical: 110 VAC

14. Acceptable

HVAC Source: Present

Den Living Space

15. View View of Room



16. Acceptable

Ceiling: Good condition

17. Acceptable

Walls: Good Condition

18. Acceptable

Floor: Good condition

19. Acceptable

Windows: Working properly

20. Acceptable

Electrical: 110 VAC

21. Acceptable

HVAC Source: Present

Living Space (Continued)

Dining Room Living Space

22. View View of Room



23. Acceptable Ceiling: Good condition - Nail pops noted



24. Acceptable Walls: Good Condition

25. Acceptable Floor: Good condition

26. Acceptable Windows: Working properly

27. Acceptable Electrical: 110 VAC

28. Acceptable HVAC Source: Present

Office Living Space

29. View View of Room



30. Acceptable Ceiling: Good condition

31. Acceptable Walls: Good Condition

32. Acceptable Floor: Good condition

33. Acceptable Windows: Working properly

34. Acceptable Electrical: 110 VAC

35. Acceptable HVAC Source: Present

Bedroom

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

Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

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

Master Bedroom

1. View View of Room



2. Acceptable Closet: 2 Walk In - [Nail pops in ceiling](#)



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

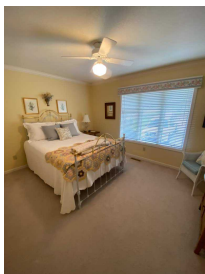
8. Acceptable Electrical: 110 VAC

9. Acceptable HVAC Source: Present

10. Marginal Smoke Detector: Hall - [New guidelines recommend a smoke detector in every bedroom](#)

Front Bedroom

11. View View of Room



12. Acceptable Closet: Single

13. Acceptable Ceiling: Good Condition

14. Acceptable Walls: Good Condition

15. Acceptable Floor: Good Condition

Bedroom (Continued)

16. Acceptable Doors: Working properly
17. Acceptable Windows: Working properly
18. Acceptable Electrical: 110 VAC
19. Acceptable HVAC Source: Present
20. Marginal Smoke Detector: Hall - **New guidelines recommend a smoke detector in every bedroom**

Rear Bedroom

21. View View of Room



22. Acceptable Closet: Single
23. Acceptable Ceiling: Good Condition
24. Marginal Walls: Paint - **Cracks present, evidence of slight settlement noted making the door hard to close, recommend repair**



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. Marginal Smoke Detector: Hall - **New guidelines recommend a smoke detector in every bedroom**

Bathroom

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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Not Present Item not present or not found.

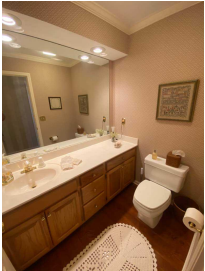
Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

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Hall 1/2 Bath Bathroom

1. View View of Room



2. Acceptable Ceiling: Good Condition

3. Acceptable Walls: Good Condition

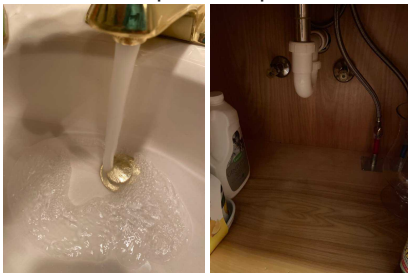
4. Acceptable Floor: Good Condition

5. Acceptable Doors: Working properly

6. Acceptable Electrical: 110 VAC GFCI

7. Acceptable HVAC Source: Present

8. Acceptable Faucets/Traps: Adequate



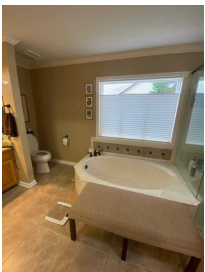
9. Acceptable Ventilation: Electric ventilation fan

10. Acceptable Sink/Basin: Single bowl

11. Acceptable Toilets: Adequate

Master Bathroom

12. View View of Room



13. Acceptable Ceiling: Good Condition

14. Acceptable Walls: Good Condition

15. Acceptable Floor: Good Condition

Bathroom (Continued)

- 16. Acceptable Doors: Working properly
- 17. Acceptable Windows: Present
- 18. Acceptable Electrical: 110 VAC GFCI
- 19. Acceptable HVAC Source: Present
- 20. Acceptable Faucets/Traps: Adequate



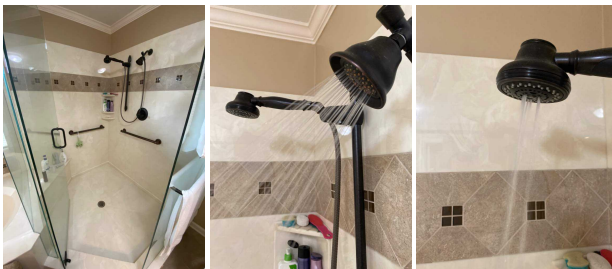
- 21. Acceptable Ventilation: Electric ventilation fan
- 22. Acceptable Sink/Basin: Dual bowl
- 23. Marginal Toilets: Adequate - The toilet is loose at the floor, Recommend tightening



- 24. Acceptable Spa Tub/Surround: Cultured marble, tile surround



- 25. Acceptable Shower/Surround: Culture marble, Glass Surround



Hall Bathroom

Bathroom (Continued)

26. View View of Room



- 27. Acceptable Ceiling: Good Condition
- 28. Acceptable Walls: Good Condition
- 29. Acceptable Floor: Good Condition
- 30. Acceptable Doors: Working properly
- 31. Acceptable Electrical: 110 VAC GFCI
- 32. Acceptable HVAC Source: Present
- 33. Acceptable Faucets/Traps: Adequate



- 34. Acceptable Ventilation: Electric ventilation fan
- 35. Acceptable Sink/Basin: Single bowl
- 36. Marginal Tub/Surround: Cast iron tub and ceramic tile surround - Diverter valve not operating correctly, owner states water heater for this side of the home is off due to no having guests



- 37. Acceptable Toilets: Adequate
- Basement Bathroom

38. View View of Room



- 39. Acceptable Ceiling: Good Condition
- 40. Acceptable Walls: Good Condition

Bathroom (Continued)

41. Acceptable Floor: Good Condition
42. Acceptable Doors: Working properly
43. Marginal Electrical: 110 VAC - Recommend installing GFCI protected outlets
44. Acceptable HVAC Source: Present
45. Acceptable Faucets/Traps: Adequate



46. Acceptable Ventilation: Electric ventilation fan
47. Acceptable Sink/Basin: Dual bowl
48. Marginal Toilets: Adequate - The toilet is loose at the floor, Recommend tightening



49. Acceptable Shower/Surround: Plastic/ Fiberglass, Glass Door



Laundry Room/Area

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Master Closet Laundry Room/Area

1. View View of Room



2. Acceptable Ceiling: Good Condition

3. Acceptable Walls: Good Condition

4. Acceptable Floor: Good Condition

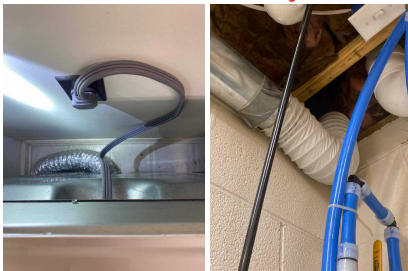
5. Acceptable Doors: Working properly

6. Acceptable HVAC Source: Present

7. Acceptable Washer Hose Bib: Wall mounted valves - Visual inspection only



8. Defective Dryer Vent: Good Condition - Vinyl dryer vent extension is being used, Recommend upgrading to flexible metal for safety



9. Not Inspected Washer Drain: Wall mounted drain - Visual inspection only

10. Acceptable Washer and Dryer Electrical: 110 VAC, 220-240 VAC

11. 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.

Utility Room

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Downstairs Living Space

1. View View of Room



2. Acceptable Garage Doors: Metal

3. Acceptable Ceiling: Exposed framing, Suspended ceiling

4. Acceptable Walls: OSB

5. Acceptable Floor: Good condition

6. Acceptable Doors: Working properly

7. Acceptable Electrical: 110 VAC - [Open junction boxes noted, Recommend adding covers](#)



8. Acceptable HVAC Source: Present

9. Acceptable Sump Pump: Present - [Water management system installed](#)



Basement

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Finished area Basement

1. View Views Of Basement



2. Acceptable Ceiling: Good Condition

3. Acceptable Walls: Good Condition

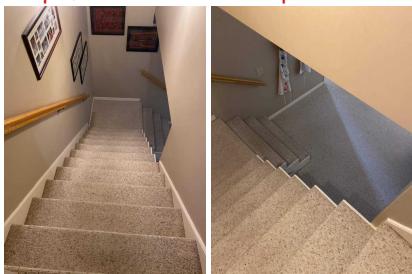
4. Acceptable Floor: Good Condition

5. Acceptable Doors: Working Properly

6. Defective Electrical: 110 VAC - Light bulb broken in socket, socket broken, recommend repair/replacement



7. Defective Basement Stairs/Railings: Wood stairs with wood handrails - No fall protection on right side of steps, Recommend repair for safety



8. Acceptable Moisture Intrusion: Dry at the time of the inspection

Infrared Scan

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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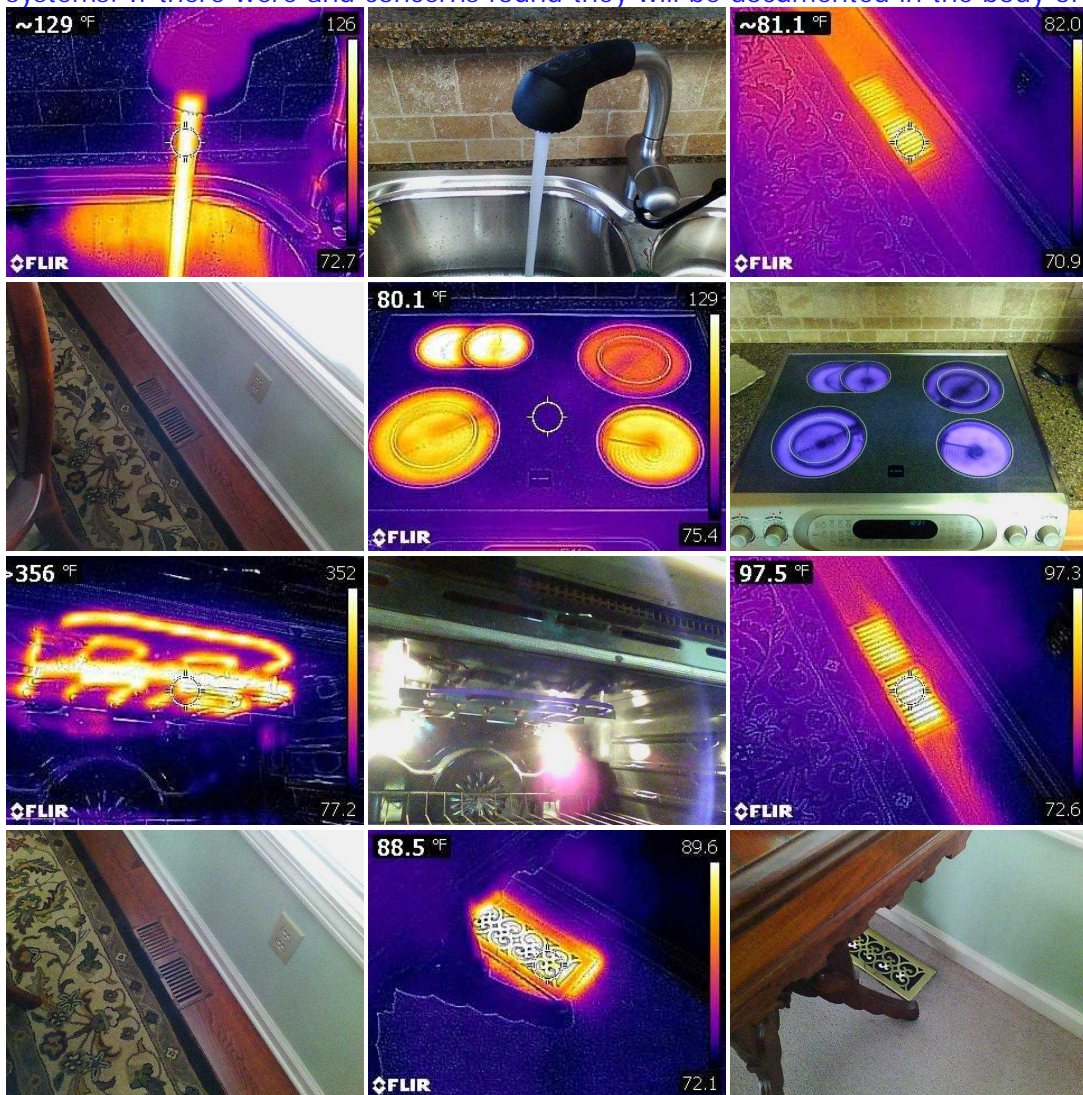
Not Present Item not present or not found.

Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

Marginal Item is not fully functional and requires repair or servicing.

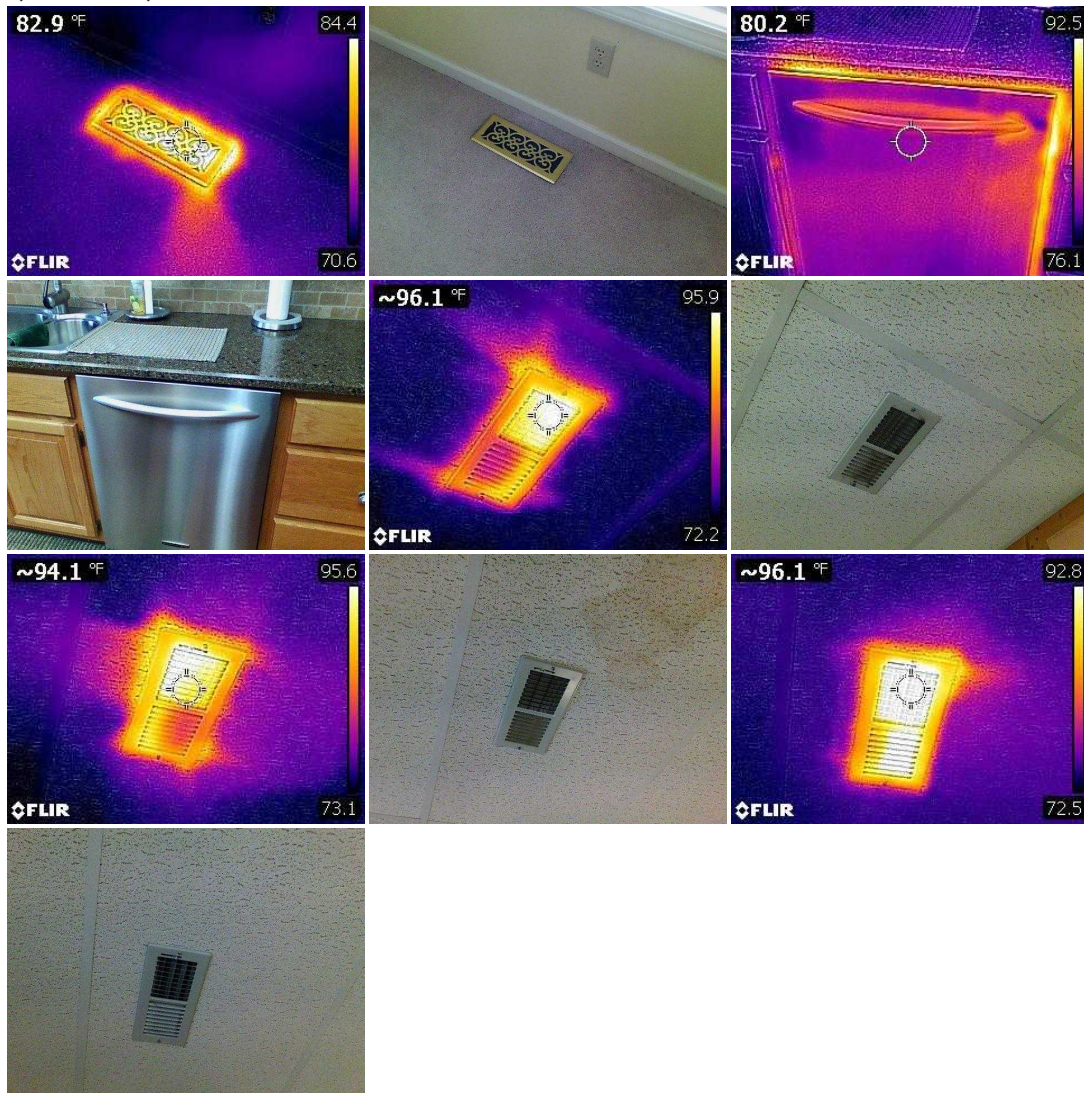
Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Acceptable Building Scan No concerns were noted in scan - This is for your information and is not a complete energy scan of the home. These are some pictures we took to provided you a better and more thorough inspection report. Infrared cameras are very effective at documenting consistent temperature change and can be used to show operational status of appliances and mechanical systems. If there were and concerns found they will be documented in the body of the report.



Infrared Scan (Continued)

Building Scan (continued)



Dock

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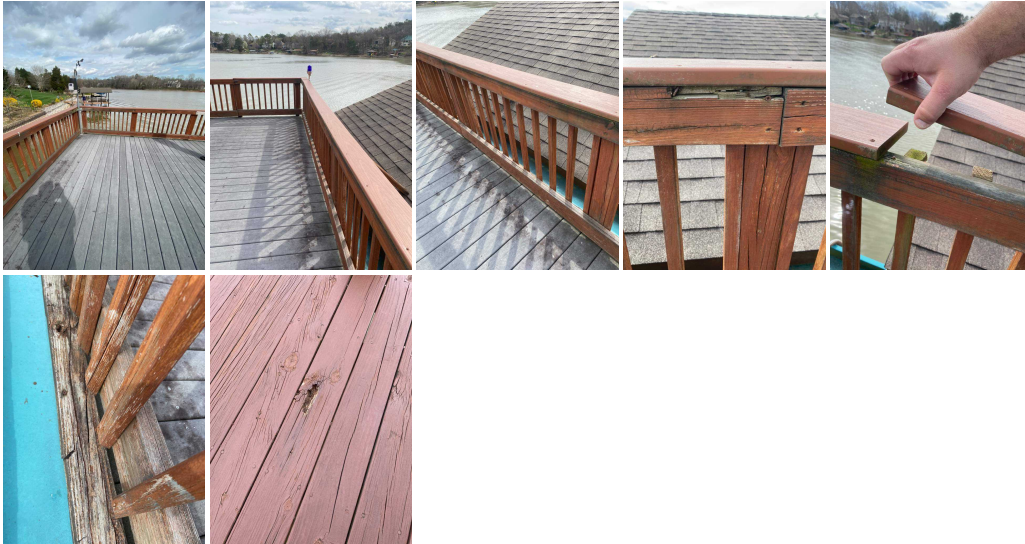
1. View Views of Dock

Lake Docks/Seawalls

Dock (Continued)

2. Defective

Dock: Treated wood, Composite decking - Loose/damaged/rotted handrails, wood rot noted at decking boards in areas, recommend repairs



3. Defective

Lifts: Working properly - Covers missing, recommend adding for safety



4. Defective

Dock Electric 110 VAC GFCI - Gfci outlet present but not working properly, evaluation by a licensed electrician is recommended



5. Defective

Boat House Roof Asphalt shingle - Shingles show signs of deterioration, cupola water damaged and wood rotted



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.

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.

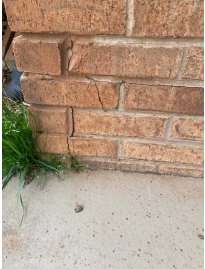
Lots and Grounds

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



Exterior

2. Front, Sides and Rear Exterior Surface Type: Brick veneer - Cracks present on lower rear corner

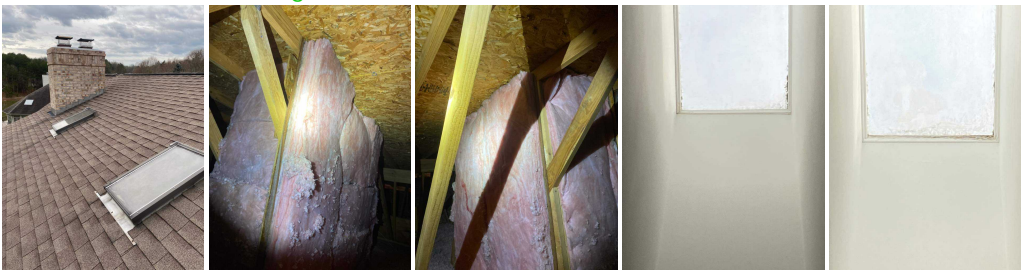


3. Exterior Electric Outlets: 110 VAC - Recommend installing GFCI protected outlets outside
4. Hose Bibs: Rotary - Hose bib on side of home not working properly



Roof

5. Main Roof Surface Skylights: Present - Water stains present on right skylight, peeling paint noted on left skylight, recommend monitoring for leaks



6. Flashing: Metal - Flashing not sealing properly on side of home, recommend repair

Roof (Continued)



7. Gutters: Aluminum - Gutter not properly sealed in front, Recommend repair



Attic

8. Garage Attic Sheathing: OSB - Visible daylight at corner on side of home, no evidence of pest intrusion, recommend sealing



9. Garage Attic Ventilation: Gable, ridge and soffit vents - Damage noted at gable vent



Fireplace/Wood Stove

10. Living Room Fireplace Operation Can not get gas logs to light - I could not get logs to light at time of inspection, recommend cleaning and inspection by a qualified contractor prior to use



Marginal Summary (Continued)

11. Basement Fireplace Operation Appears to be operational - Fireplace and components need cleaning and inspection by a licensed professional prior to use
12. Basement Fireplace Smoke Chamber: Brick - Cracks present



Garage/Carport

13. Front Garage Electrical: 110 VAC - Recommend installing GFCI protected outlets

Living Space

14. Living Room Living Space Ceiling: Paint - Water stains present



Bedroom

15. Master Bedroom Smoke Detector: Hall - New guidelines recommend a smoke detector in every bedroom
16. Front Bedroom Smoke Detector: Hall - New guidelines recommend a smoke detector in every bedroom
17. Rear Bedroom Walls: Paint - Cracks present, evidence of slight settlement noted making the door hard to close, recommend repair



18. Rear Bedroom Smoke Detector: Hall - New guidelines recommend a smoke detector in every bedroom

Bathroom

19. Master Bathroom Toilets: Adequate - The toilet is loose at the floor, Recommend tightening



Marginal Summary (Continued)

20. Hall Bathroom Tub/Surround: Cast iron tub and ceramic tile surround - Diverter valve not operating correctly, owner states water heater for this side of the home is off due to no having guests



21. Basement Bathroom Electrical: 110 VAC - Recommend installing GFCI protected outlets
22. Basement Bathroom Toilets: Adequate - The toilet is loose at the floor, Recommend tightening

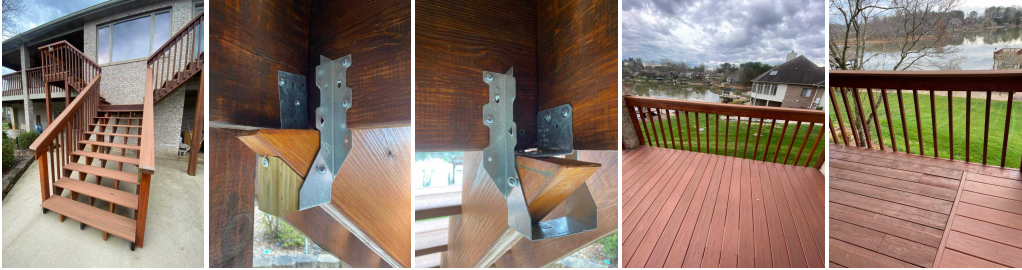


Defective Summary

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 Stained wood, Composite Materials - Repairs noted to steps, screws in hangers are not proper for application, Recomendnd repair, Baluster spacing too wide



2. Fall Protection on retainnig wall: Not Present - Recommend adding fall protection to top of retaining wall for safety



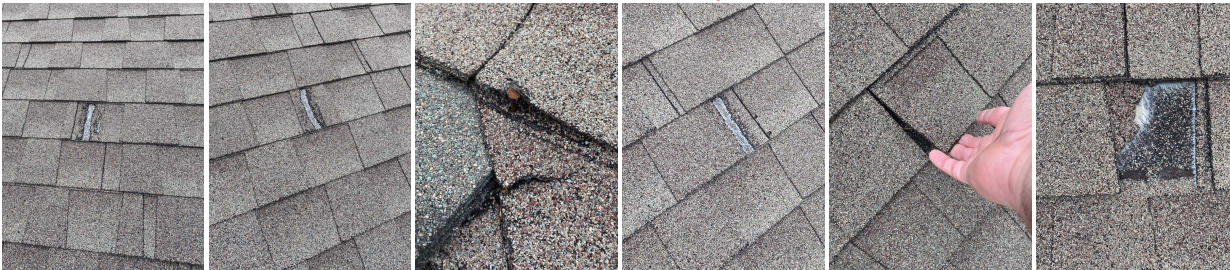
Exterior

3. Deck Door: Working properly - Water damage and rot noted on door trim of bedroom deck door



Roof

4. Main Roof Surface Material: Asphalt shingle - Damaged shingles, Shingles not sealing in areas, A qualified roofing contractor is recommended to evaluate and estimate repairs



5. Rear Chimney Chimney Flashing: Metal - Evidence of leakage noted in attic, seller was having repaired, recommend monitoring

Roof (Continued)



Attic

6. Garage Attic House Fan: Direct drive with manual controls - Fan not working at time of inspection

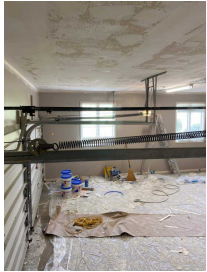


Plumbing

7. Utility Room Water Heater Water Temperature: 120+ Degrees - Water temperatures in excess of 120 degrees are considered a safety concern, recommend adjusting thermostat

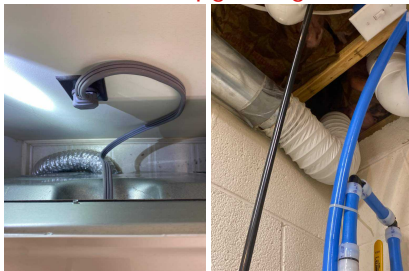
Garage/Carport

8. Front Garage Door Operation: Mechanized - No safety cables inside springs, Recommend installing cables for safety



Laundry Room/Area

9. Master Closet Laundry Room/Area Dryer Vent: Good Condition - Vinyl dryer vent extension is being used, Recommend upgrading to flexible metal for safety



Basement

10. Finished area Basement Electrical: 110 VAC - Light bulb broken in socket, socket broken, recommend repair/replacement

Basement (Continued)

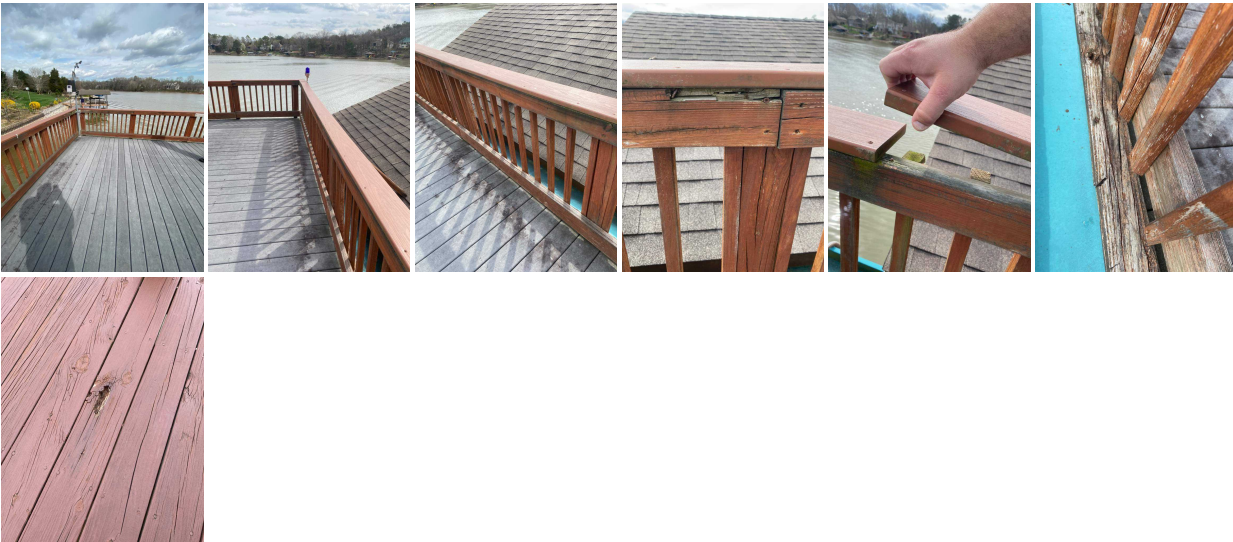


11. Finished area Basement Stairs/Railings: Wood stairs with wood handrails - No fall protection on right side of steps, Recommend repair for safety



Dock

12. Lake Docks/Seawalls Dock: Treated wood, Composite decking - Loose/damaged/rotted handrails, wood rot noted at decking boards in areas, recommend repairs



13. Lake Docks/Seawalls Lifts: Working properly - Covers missing, recommend adding for safety



Defective Summary (Continued)

14. Lake Docks/Seawalls Dock Electric 110 VAC GFCI - Gfci outlet present but not working properly, evaluation by a licensed electrician is recommended



15. Lake Docks/Seawalls Boat House Roof Asphalt shingle - Shingles show signs of deterioration, cupola water damaged and wood rotted

