

# *Robert Andrys Architect and Inspections*

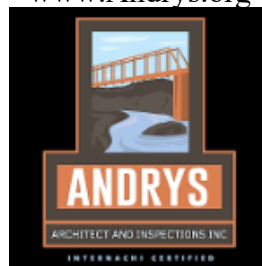
## **Property Condition Report**



xxxxx, Jamestown, TN 38556  
Inspection prepared for: Jane Doe  
Date of Inspection: 9/16/2016 Time: 10:00 AM  
Age of Home: Built 2009 Size: 1440 s.f.

Inspector: Robert Andrys  
License #1465  
6469 Old Mount Helen Rd, Allardt, TN 38504  
Phone: 239-565-9791 Fax: 931-879-6469

Email: [ANDRYSINSPECTIONS@GMAIL.COM](mailto:ANDRYSINSPECTIONS@GMAIL.COM)  
[www.Andrys.org](http://www.Andrys.org)



**NOTICE TO THIRD PARTIES:** This Report is the exclusive property of Robert Andrys Architect and Inspections, Inc and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report

## Report Summary

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. You are highly advised to take a home warranty out on this home. This can be done through any real estate agent or even on the internet. You should use this summary and report to compile your own list of items that need further addressing; items that I have selected for this summary might be different than items you might have selected. Do not use this summary without the full report. If you have a question please call me and do not assume anything unless it is in the report.

Under Tennessee state law this home inspection does not address environmental concerns or the following; Lead-based paint; Radon; Asbestos; Cockroaches; Rodents; Pesticides; Treated lumber; Fungus(Mold); Mercury; Carbon monoxide or other environmental hazards. This inspection and report does not cover or address wood destroying insects or organisms. This report does not address subterranean systems or components (operational or no operational), including; Sewage disposal' Water supply or Fuel storage or delivery. If you have ordered a separate Radon test it is not included in this report.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. Please take time to review the limitations contained in the inspection agreement that you completed, a copy of this agreement is available on our website at "www.Andrys.Org". Under the Tennessee Home Inspector license law we are not liable for any latent defect or items that are not visible. The following is an opinion report, expressed as a result of the inspection.

<b>FOUNDATION</b>		
Page 5	SUBFLOOR CONDITION	<ul style="list-style-type: none"> <li>The subfloor under both of the bath tubs/showers has been cut out to install the plumbing. These cutouts should be closed off with plywood to keep the moist hot summer or cold winter air from coming into the upper part of the house. Apply sealant around the pipes and seams for a good air barrier.</li> </ul>
Page 6	BEAM CONDITION	<ul style="list-style-type: none"> <li>There is no beam over the door going into the crawlspace. Currently there is only a 2x6 plate that is supporting the floor joists. I did not see any deflection in the plate or sagging of the joists but over time this might occur. A beam of some kind should be installed to support these floor joists.</li> </ul>
<b>ROOF &amp; ATTIC</b>		
Page 10	FLASHING	<ul style="list-style-type: none"> <li>The rubber boot flashing around the plumbing vents do not have a clamp on them and a gap is present on one of the two boots. Clamps must be installed. Note: These boots have a typical lifespan of around 5-7 years. When it starts to crack or split they will need to be replaced otherwise you will have water dripping into your home. It is best to be proactive and replace them before they really need it.</li> </ul>
Page 11	RAIN GUTTERS AND DOWNSPOUTS CONDITION	<ul style="list-style-type: none"> <li>I found one of the subsurface drains not properly connected to the downspout(s). The drains need to be properly connected and draining the water away from the foundation of the home. If this is not done water can and will most likely collect in the crawlspace.</li> </ul>
<b>KITCHEN, LAUNDRY</b>		
Page 24	KITCHEN SINK	<ul style="list-style-type: none"> <li>Waste lines under sink once were leaking, no leaks were found at time of inspection. The sink cabinet is covered in mold. This mold must be cleaned out and decontaminated in a proper manner.</li> </ul>

Page 24	DISHWASHER	<ul style="list-style-type: none"><li>• Unit is not secured to the counter or cabinet. All dishwashers need to be secured so that they can not be moved as excessive movement can cause leaks.</li></ul>
<b>GROUND</b>		
Page 31	DECK CONDITION	<ul style="list-style-type: none"><li>• The center beam of the deck is deflecting from being undersized. An additional column is needed to support the beam.</li></ul>
Page 33	STEPS, STOOP AND STAIRS CONDITION	<ul style="list-style-type: none"><li>• Concrete step at front of house is not the same height from walkway to step and from the step to the porch, could create a tripping hazard.</li></ul>

# Inspection Information

## ENTRY

Owner

Vacant

## WATER ELECTRIC GAS

- All utilities on at time of the inspection.
- Public

## LOCATION

- Subdivision
- Rural

## DESIGN

- Single Family
- Number of floors:
- 1

## FOR SELLER

- Homeowner
- Purchaser

## TEMPERTURE

- 80's
- Overcast

## LAST RAIN

- 1 Week or more
- Dry

# EXTERIOR

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

## CLADDING CONDITION

Materials:

- Vinyl siding

Observations:

- Appears serviceable

## TRIM

Materials:

- Vinyl

Observations:

- Appears serviceable



Trim bent

# FOUNDATION

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

## FOUNDATION CONDITIONS

Type:

- Crawl space is fully accessible
- CMU (Concrete block)

Observations:

- Full moisture barrier in place
- A moisture barrier is present but is pulled apart in many areas and seams were not taped. All earthen crawlspaces must have a proper moisture barrier installed to help keep water vapor from entering the crawlspace area. Repair/replace as needed.



Crack in parge coating



Vents are loose and can allow insects to enter crawlspace. Tighten and seal vents.

## SUBFLOOR CONDITION

Materials:

- Plywood

Observations:

- Appears serviceable
- Although serviceable as is, there is no insulation along the block wall of the crawlspace. This leads to higher energy bills. Vents should be closed during winter.
- **The subfloor under both of the bath tubs/showers has been cut out to install the plumbing. These cutouts should be closed off with plywood to keep the moist hot summer or cold winter air from coming into the upper part of the house. Apply sealant around the pipes and seams for a good air barrier.**





Replace subfloor



Replace subfloor

## BEAM CONDITION

Materials: Wood beam.

Observations:

- Appears serviceable
- There is no beam over the door going into the crawlspace. Currently there is only a 2x6 plate that is supporting the floor joists. I did not see any deflection in the plate or sagging of the joists but over time this might occur. A beam of some kind should be installed to support these floor joists.



No beam above crawlspace access door

## JOIST CONDITION

Materials: Dimensional lumber

Observations:

- Appear serviceable



No nails in straps holding plate to block

## COLUMNS/PIERS CONDITION

Materials: CMU (Concrete block)

Observations:

- Appear serviceable

## CRAWL/BASEMENT CONDITION

Materials: Dirt

Observations:

- Symptoms of prior and current water entry exist. Standing water was seen on the plastic. It is evident that water is not draining out of the crawlspace in a timely manner. The downspouts from the roof gutters spill out next to wall and one is no longer hooked into the plastic drain all allowing water to enter crawlspace.



Lots of moisture on block and dirt



missing plastic sheeting





Signs of standing water at back of crawlspace



Jamb of access door needs repair

## OTHER OBSERVATIONS

Observations:

- The trash in the crawlspace needs to be removed.

## ROOF & ATTIC

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

### ROOF INSPECTED

Inspected:

- Walked on roof.

### ROOF CONDITION

Materials:

- Architectural fiberglass asphalt shingles

Design or Type:

- Multiple gables

Observations:

- The roof looks to be in typical condition for its age and should provide several years of useful life with normal maintenance and repairs.



ROOF & ATTIC ROOF CONDITION

### SOFFIT AND FASCIA

Materials:

- Aluminum wrapped fascia boards

Observations:

- Appears serviceable
- There was no **drip edge** installed, which is common in this area but can allow the roof sheathing to get wet under heavy storm conditions.



ROOF & ATTIC SOFFIT AND FASCIA



No drip edge.

## FLASHING

### Observations:

- The rubber boot flashing around the plumbing vents do not have a clamp on them and a gap is present on one of the two boots. Clamps must be installed. Note: These boots have a typical lifespan of around 5-7 years. When it starts to crack or split they will need to be replaced otherwise you will have water dripping into your home. It is best to be proactive and replace them before they really need it.



ROOF & ATTIC FLASHING



Missing clamp at boot #1



#2 boot starting to split and missing clamp

## RAIN GUTTERS AND DOWNSPOUTS CONDITION

Materials: Full • Aluminium

Observations:

- Appears serviceable
- No splash block under downspout.
- Route downspouts away from the building. This will help with the water entering the foundation.
- I found one of the subsurface drains not properly connected to the downspout(s). The drains need to be properly connected and draining the water away from the foundation of the home. If this is not done water can and will most likely collect in the crawlspace.



Downspout should be redirected away from bottom of stairs to eliminate slick or icy conditions.



missing connector to drainage pipe





ROOF & ATTIC RAIN GUTTERS AND  
DOWNSPOUTS CONDITION



Downspout extension needed. Turn downspout so  
water flows away from house.

## CONDITION

Materials: OSB (Oriented Strand Board)

Observations:

- Appears serviceable

## ATTIC CONDITIONS

Access: Accessible

Observations:

- Attic is full size

## FRAMING CONDITONS

Materials: Truss system

Observations:

- Appears to be in serviceable condition

## INSULATION CONDITION

Materials:

- Fiberglass batts

Materials: R-19

Observations:

- A small piece of insulation was missing above the second bathroom.





ROOF & ATTIC INSULATION CONDITION



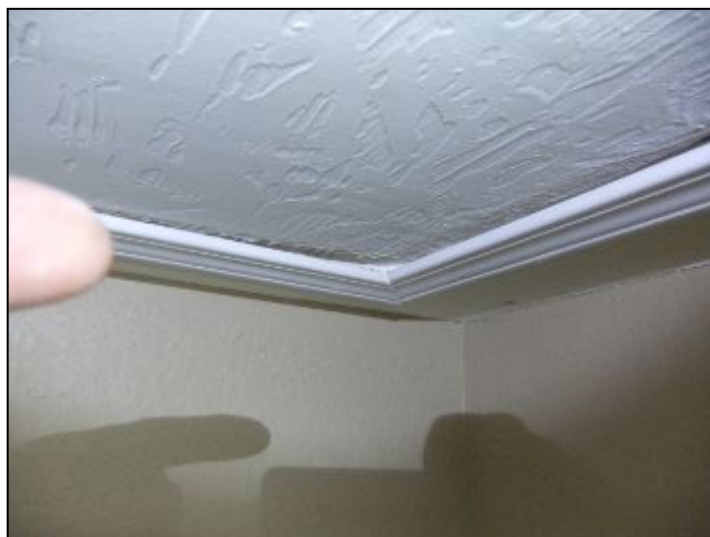
ROOF & ATTIC INSULATION CONDITION



Missing insulation above master bath



Attic access condition



Attic access needs to be trimmed to allow better, tighter fit

## ATTIC VENTILATION

Type: Soffit venting and ridge venting.

Observations:

- Appears serviceable
- Some of the soffit vents were covered by the batt insulation. There appears to be enough vents so that this is not a problem.



Ridge vent



Ridge vent and sheathing clips present

# ELECTRICAL

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## MAIN SERVICE CONDITIONS

Service type: Underground service • 200 amp service

Observations:

- Appears serviceable



ELECTRICAL MAIN SERVICE CONDITIONS

## SERVICE PANEL CONDITION

Materials: Kitchen wall

Observations:

- Appears serviceable

## BRANCH WIRING

Observations:

- Appears serviceable

## OUTLETS FIXTURES CONDITION

Observations:

- A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.



smoke detector



# HVAC SYSTEM

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

## HVAC OVERALL CONDITION

Location:

- Exterior of house (Package unit)

Type:

- Forced Air

Observations:

- Overall the system appears operational, unit was working at the time of the inspection.
- Electrical disconnect present



package unit



Inside a/c unit

## HEATING CONDITION

Type: Heat pump

Observations:

- Due to the hot temperature outside could not run heat pump mode as it might damage the unit.
- Recommend normal servicing and cleaning, due to the age of the unit.

## AC SYSTEM CONDITION

Observations:

- The AC system was cooling at the time of the inspection.
- Appears serviceable





Reseal ductwork to house and reattach conduit nut

## CONDENSATE LINE

### Observations:

- Condensate line installed and is draining to the exterior of the home.



condensate line intact

## AIR DUCT CONDITION

### Materials:

- Mylar/Plastic flex-duct

### Observations:

- Appears serviceable
- Minor retaping of the duct insulation is needed at two of the boots at the front of the house in the crawlspace.



Boot insulation needs to be repaired

## CONTROL AND FILTER CONDITONS

Materials: Appear serviceable

Materials: Appear serviceable • Fiberglas filter installed

Observations:

- Appears serviceable



electronic thermostat

# PLUMBING

## SUPPLY CONDITION

Materials: CPVC

Observations:

- Appears serviceable
- Water pressure appears adequate



main supply with pressure regulator

## WASTE PIPE CONDITION

Materials: **PVC** Plastic

Observations:

- Appears serviceable

## HOSE BIBS

Observations:

- Hose bib operated, appeared serviceable



64 pounds of pressure

## WATER HEATER 1 CONDITION

- Type: Electric • 40 gal  
Location: Crawlspace  
Observations:  
• Appears serviceable



## GAS AND WATER METER

- Location:  
• Main water shutoff located in crawlspace on right hand side as you enter.

# DOORS, WINDOWS, INTERIOR

## MAIN ENTRY CONDITION

Materials: Metal skin door

Observations:

- Appears serviceable

## OTHER DOOR CONDITIONS

Materials: Metal skin door. • Sliding glass door

Observations:

- Appears serviceable
- Rot at the lower parts of the door frame/jamb at crawlspace door. Repair all rotted wood.

## WINDOW TYPE & CONDITON

Materials: Alumn windows are installed.

Observations:

- Appears serviceable
- Window screens are missing on windows.



No screens

## INTERIOR DOORS

Observations:

- Appears serviceable

## TRIM CONDITION

Materials: Wood trim molding

Observations:

- Appears serviceable for age of home.

## CEILING CONDITION

Materials:

- Drywall

Observations:

- General condition appears serviceable



## **WALL CONDITION**

Materials:

- Drywall

Observations:

- General condition appears serviceable

## **FLOOR TYPE & CONDITION**

Materials: Vinyl

Observations:

- Appears serviceable

## **SMOKE-CO ALARM CONDITION**

Observations:

- Smoke alarm(s) responded to test button operation

# KITCHEN, LAUNDRY

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

## KITCHEN SINK

Materials: Stainless Steel

Observations:

- Faucet is serviceable, sink needs sealant and to be re-attached to countertop
- Waste lines under sink once were leaking, no leaks were found at time of inspection. The sink cabinet is covered in mold. This mold must be cleaned out and decontaminated in a proper manner.



Sink is loose and has no sealant under rim



Mold in cabinet



Drain used to be leaking here

## DISHWASHER

Observations:

- Appears serviceable, ran unit through a wash and dry cycle.
- Unit is not secured to the counter or cabinet. All dishwashers need to be secured so that they can not be moved as excessive movement can cause leaks.



Dishwasher not fastened to countertop

## OVEN, STOVE, COOKTOP CONDITION

Type: Free-standing stove/range

Observations:

- Appears serviceable

## VENT FAN AND MICROWAVE CONDITION

Materials: Internal (Does not vent to the exterior)

Materials:

- None

Observations:

- Appears serviceable



Missing light bulbs

## CABINET AND COUNTERTOP CONDITIONS

Materials: Appears to be factory built type cabinets

Materials: Counters are Formica (plastic laminate)

Observations:

- Appear serviceable

## KITCHEN FLOORING CONDITION

Materials:

- Floor covering is vinyl/linoleum

Observations:

- Appears serviceable

## ICE MAKER

Observations:

- Make inquiry with the seller about the operation of this unit.



Unknow status of ice maker

## LAUNDRY

Location:

- Kitchen

Observations:

- Appears serviceable

## CLOTHES DRYER



Dryer vent hose has hole. Replace with solid metal pipe

# MASTER BATH

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

## LOCATION

First floor

## SINK CONDITION

Observations:

- Appears serviceable

## TOILET

Observations:

- Appears serviceable

## TUB

Observations:

- Appears serviceable

## VENTILATION

Observations:

- Appears serviceable

## BATHROOM FLOORING CONDITION

Materials:

- Vinyl

Observations:

- Appears serviceable



# GUEST BATHROOM 1

## LOCATION

Hall

## SINK CONDITION

Materials:

- Man made marble type sink

Observations:

- Sink Faucet needs to be repaired.
- Cultured marble sink and top has burn marks on the edge.



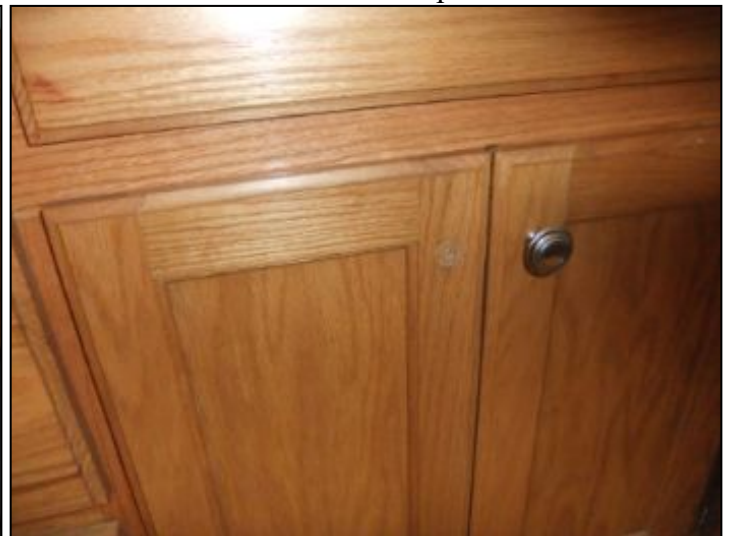
burn marks on sink top



faucet needs repair



Wine on front of vanity



missing knob

## TOILET

Observations:

- Appears serviceable

## **SHOWER**

Observations:

- Appears serviceable

## **VENTILATION**

Observations:

- Appears serviceable

## **BATHROOM FLOORING CONDITION**

Materials: Tile

Observations:

- Appears serviceable

# GARAGE

# GROUNDS

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## DRIVEWAY AND WALKWAY CONDITIONS

Materials:

- Concrete

Materials: Crushed rock

Observations:

- Appears serviceable

## PORCH CONDITION

Materials: Same as structure

Observations:

- Appears serviceable



Rim board needs to reattached

## DECK CONDITION

Materials: Deck is wood construction

Observations:

- Raised and exposed screws/nails are a hazard that need to be corrected.
- The deck is not stable, it moves when walked or with movement on the deck. Decks should not move from side to side. You should have the deck evaluated and the proper corrections made by a deck expert or contractor who specializes in decks.
- The deck hangers do not have nails going into the joists, add nails.
- Decking is in need of stain or other waterproofing measures to extend the life of the wood.
- **The center beam of the deck is deflecting from being undersized. An additional column is needed to support the beam.**



small nails at top of post need to be removed



Stairs should have hanger attaching it to deck



missing nails



center beam deflecting



Ledger to house nails used instead of lag bolts. Add lag bolts or thru bolts.



## STEPS, STOOP AND STAIRS CONDITION

Materials: Concrete steps

Observations:

- Concrete step at front of house is not the same height from walkway to step and from the step to the porch, could create a tripping hazard.



7" at bottom step



9 1/4" at top of step to porch



step slopes to house

## DRAINING AND GRADE CONDITIONS

Materials: Steep slope

Observations:

- Based on what I'm seeing, it looks like water is flowing towards the homes foundation. This needs to be corrected so that the water flows away from the home.



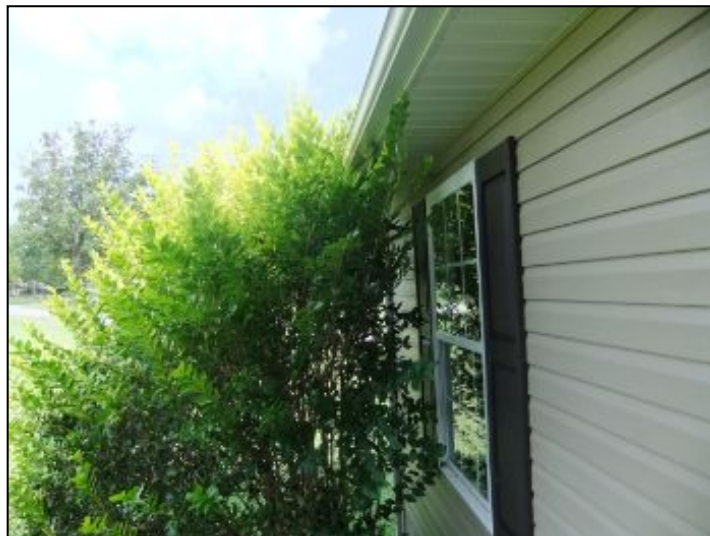


GROUNDS DRAINING AND GRADE CONDITIONS

## VEGETATION

Observations:

- Bushes are overgrown at front of house, plants need to be trimmed back away from the home.



Trim bushes

## Glossary

Term	Definition
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.