



# Accu-Spec Inspection Services, PC

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Inspected By: Tom Maides



## Home Inspection Report

Prepared For:

**Lisa Hatfield**

**Pinnacle Real Estate**

Property Address:

**1984 River Vista Circle**

**Sevierville, TN 37876**

Inspected on Tue, Nov 28 2023 at 1:00PM

# Table of Contents

Report Summary	5
General	7
Exterior	7
Garage	8
Roofing	9
Structure	11
Electrical	14
Heating	17
Cooling	18
Plumbing	18
Appliances	21
Interior	23

## Accu-Spec, P.C. Inspection Agreement

Accu-Spec, herein after known as the Inspector agrees to perform an inspection for the purpose of informing the client of visually observable major deficiencies in the condition of the property located at the address shown on the report. THE REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY EXCEPT FOR CLIENT'S AGENT AND/OR DESIGNATED REPRESENTATIVE(S) BY REQUEST TO FACILITATE THIS TRANSACTION ONLY UNLESS NOTIFIED IN WRITING OTHERWISE BY CLIENT. 1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of The State of Tennessee and The Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI) a copy of which can be viewed at [www.ashi.com](http://www.ashi.com).

2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included.

3) This inspection is not intended to be technically exhaustive nor is it considered to be a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH. The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Company is neither a guarantor nor insurer. Client hereby expressly agrees to release, indemnify and hold harmless Accu-Spec, Inc. , it's successors, heirs, assigns subsidiaries and inter-related companies, agents, employees, officers, underwriters, and attorneys from any and all claims, actions, causes of action, suits costs, expenses and/or demands of whatever nature that may hereafter at any time be made or brought against Accu-Spec, Inc. caused by, arising out of or relating to the inspection of the home located at above address or any reports prepared by Accu-Spec, Inc. relating to said inspection.

4) In the event Client commences litigation with respect to any matter arising out of or in connection with this Agreement or the inspection related thereto, Accu-Spec, Inc. if it prevails in said litigation, shall be entitled to recover, in addition to any other remedy available at law and in equity, its reasonable attorneys' fees and court costs incurred in defending said litigation.

5) Limitations Period- Any legal action arising from this Agreement or from the

Services and Report, must be commenced within one (1) year from the date of the Services. Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon.

6) Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by binding arbitration to be performed by Construction Arbitration Services, Inc.

7) THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, FLOOD DAMAGE OR POTENTIAL FLOOD DAMAGE, DAMAGE FROM WOOD DESTROYING ORGANISMS INCLUDING TERMITES, WATER QUALITY, SEPTIC SYSTEM CAPACITY OR PERFORMANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, CHINESE DRYWALL, GEOLOGIC STABILITY OR THE PRESENCE OF SINK HOLES, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SUBSTANCES, INCLUDING MOLD/MOLD DAMAGE. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.

8) The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the Client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.

The undersigned have read understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below:

Client agrees to pay for the home inspection + For Additional Fee any additional contracted inspection services like Mold, Water, Septic, Radon, Lead, etc.

Client agrees that their account will be debited electronically for both the face amount and returned check fee if their check is returned unpaid.

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Roofing

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1) All gutter downspouts should be piped to discharge away from the house a minimum of 10 feet from the foundation and in a way that permanently allows water to drain away from the foundation at discharge. Water spillage adjacent to the foundation can enter the under floor areas.

## Structure

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2) Current water intrusion is visible on the interior of the foundation walls of the basement. Roof and surface water should be drained away from the foundation. Grading improvements are recommended.

## Electrical

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3) The damaged GFCI outlet on the rear deck should be replaced.

4) The smoke detectors missing throughout, should be replaced. Installation of 10 year battery units with interconnectivity are now recommended inside and outside sleeping rooms and on each level.

## Heating

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5) The heat pump is an older unit based on normal life expectancies for heat pumps.

## Plumbing

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6) The vegetable sprayer is damaged and should be replaced.

7) The master tub bath drain stopper is missing.

8) The temperature and pressure relief valve at the water heater is missing an extension pipe. The extension pipe should terminate to within 6-12 inches of the garage floor, or, to the outside.

9) The water heater is an older unit based on the normal life expectancy of these units.

(Report Summary continued)

### Appliances

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10) The microwave, dishwasher, electric range and refrigerator are older units.

### Interior

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11) The linen closet door is damaged. Minor repair is needed.

12) The carpet on the upper floor is cosmetically damaged. Cleaning or replacing the carpet is needed in the short run.

## General

A home inspection is primarily visual and done in a limited time. The inspection is not technically exhaustive and not every defect will be discovered. The inspection should not be considered a guarantee or warranty of any kind. For further clarification of the components, procedures and limitations of the home inspection please consult the pre-inspection agreement, Tennessee Standards of Practice and the ASHI Standards of Practice.

Occupied: Yes  
Furnished: Yes  
Weather: Sunny  
Temperature: Cold  
Soil Condition: Dry  
People Present: Tenant  
Inspector Signature:



## Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building. The inspection does not include an assessment of geological, geotechnical, hydrological conditions for environmental hazards. Detached buildings or outbuildings are not inspected unless specifically agreed upon prior to the inspection.

Exterior Covering: Brick, Vinyl  
Exterior Trim Material: Vinyl, Aluminum  
Walking Surface Types: Decks  
Walking Surface Materials: Wood  
Chimney Type: Not Present

(Exterior continued)



**Comment 1:**

There is a wet spot in the right side yard that should be further investigated. The utility water service provider should be contacted. If the utility company has no pipe in the vicinity, a French drain may need to be installed in order to redirect the water to a different part of the property.



Figure 1-1

## Garage

Outbuildings and detached garages are not inspected unless contracted separately. This is only a check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Basement
Vehicle Door Type:	Overhead
Mechanical Opener:	Yes
Plumbing Present:	Yes
HVAC Present:	Yes

(Garage continued)

**i** Comment 2:  
The garage door opener switches were not available to operate the doors.  
Therefore, the garage door openers could not be tested.



Figure 2-1

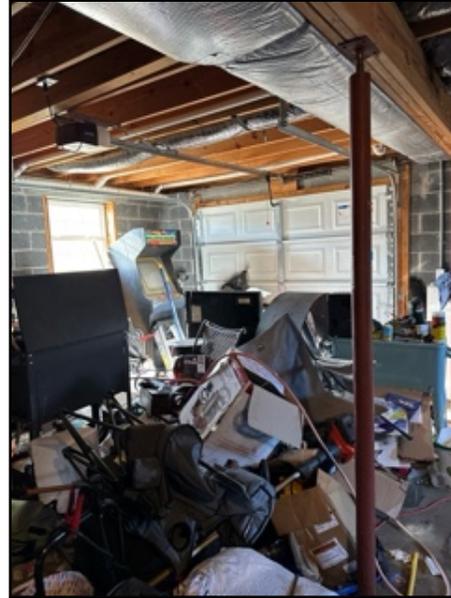


Figure 2-2

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. The roof inspection may be limited by access, condition, weather, roof pitch, or other safety concerns. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at anytime.

Inspection Method:	Arms Length
Roofing Material:	Upgrade Shingle
Ventilation Present:	Soffit, Ridge Vent
Gutter Material:	Metal

(Roofing continued)



Comment 3:

The roof shingles may have some service life left in the short run, but are nearing their normal life expectancy.



Figure 3-1

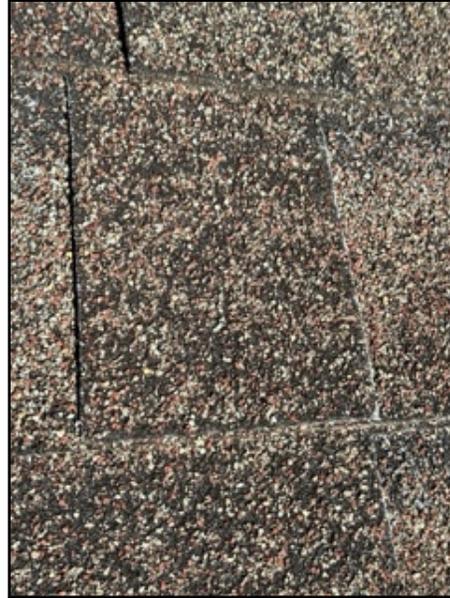


Figure 3-2



Figure 3-3

(Roofing continued)



**Comment 4:**

All gutter downspouts should be piped to discharge away from the house a minimum of 10 feet from the foundation and in a way that permanently allows water to drain away from the foundation at discharge. Water spillage adjacent to the foundation can enter the under floor areas.

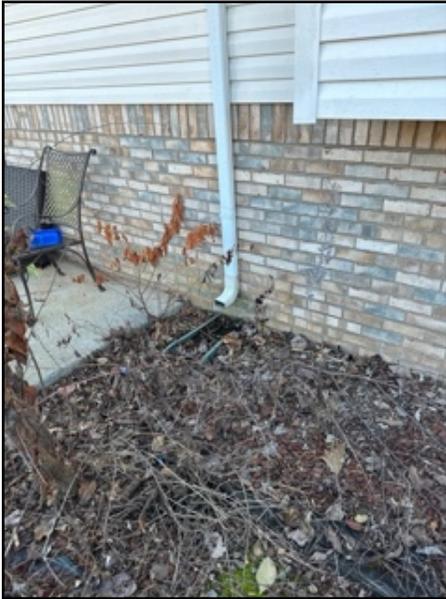


Figure 4-1

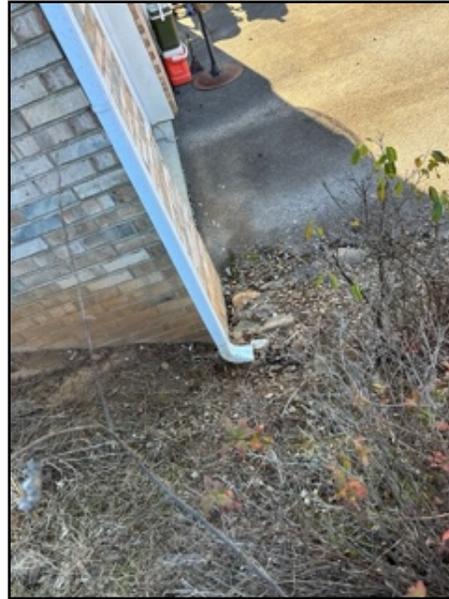


Figure 4-2

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection. Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Foundation Types:	Basement
Foundation Materials:	Block
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed

(Structure continued)



Comment 5:

Current water intrusion is visible on the interior of the foundation walls of the basement. Roof and surface water should be drained away from the foundation. Grading improvements are recommended.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

(Structure continued)



Comment 6:

Storage in the garage and basement prevented access to the walls and floor areas.

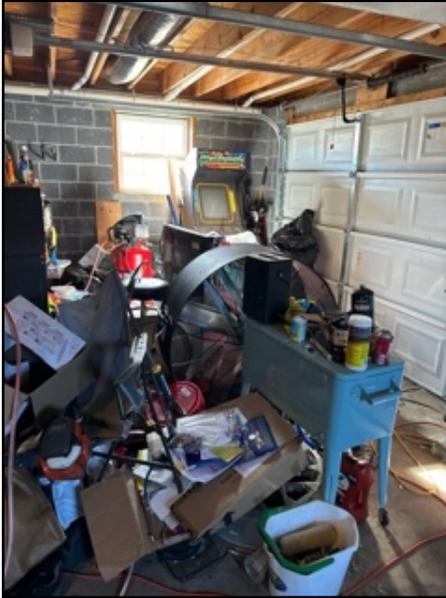


Figure 6-1



Figure 6-2



Figure 6-3

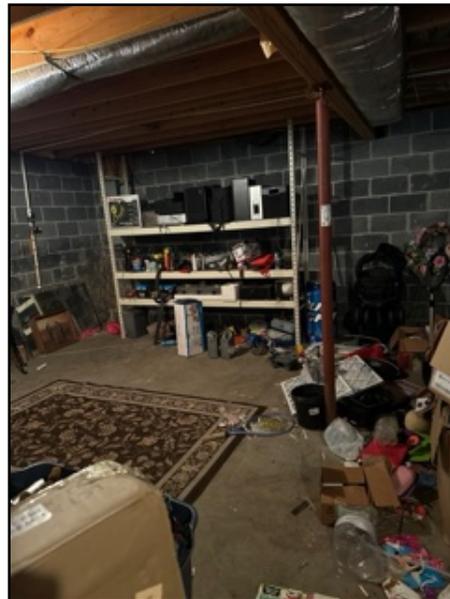


Figure 6-4

(Structure continued)

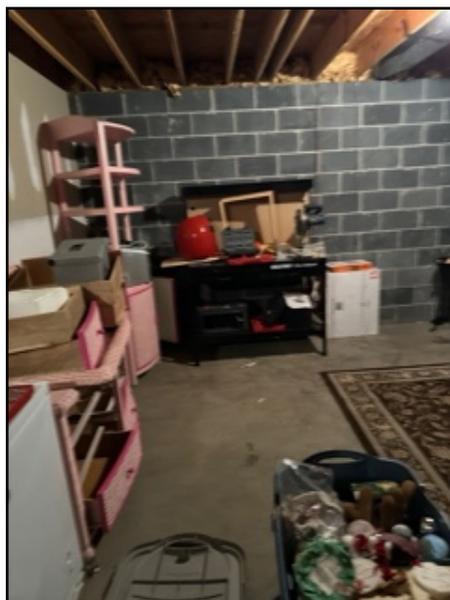


Figure 6-5

## Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Wood Framed
Inspection Method:	From Access
Attic Insulation:	Loose Fill

## Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation. The inspection does not include remote control devices, alarm systems and components, low-voltage wiring systems, and ancillary wiring systems, and other components which are not part of the primary electrical power distribution system.

Type of Service:	Underground
Service Panel Location:	Basement
Conductor Material :	Copper
Service Voltage:	208/240 volts
Service Amperage:	200 amps

(Electrical continued)

Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Not Present
Wiring Method:	Conventional Copper
Smoke Detectors Present:	No

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**Comment 7:**

The damaged GFCI outlet on the rear deck should be replaced.



Figure 7-1



Figure 7-2



**Comment 8:**

The smoke detectors missing throughout, should be replaced. Installation of 10 year battery units with interconnectivity are now recommended inside and outside sleeping rooms and on each level.

(Electrical continued)



Figure 8-1



Figure 8-2



Figure 8-3

# Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The furnace heat exchanger, humidifier, dehumidifier, and electronic air filters are not inspected. The interior flues or chimneys and of fuel burning appliances are not inspected. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if the adequacy or capacity is in question.

Energy Source: Electric  
 Type of Equipment: Heat Pump  
 Type of Distribution: Metal Ducting, Flexible Ducting



**Comment 9:**

The heat pump is an older unit based on normal life expectancies for heat pumps.



Figure 9-1



Figure 9-2

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. Window mounted air conditioning units are not inspected. The supply, capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
Type of Distribution:	Metal Ducting, Flexible Ducting

## Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Water quality and quantity are not tested unless explicitly contracted for and discussed in this or a separate report. Interiors of flues or chimneys which are not readily accessible are not inspected. Inspection of spas, pools, private water systems and wastewater systems are beyond the scope of a home inspection.

Waste Pipe Material:	Plastic
Supply Pipe Material:	Copper
Location of Water Shutoff:	Basement
Water Heater Fuel:	Electric
Water Heater Capacity:	50 gal

(Plumbing continued)

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Comment 10:

The vegetable sprayer is damaged and should be replaced.



Figure 10-1

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Comment 11:

The master tub bath drain stopper is missing.



Figure 11-1

(Plumbing continued)

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**Comment 12:**

The temperature and pressure relief valve at the water heater is missing an extension pipe. The extension pipe should terminate to within 6-12 inches of the garage floor, or, to the outside.



Figure 12-1

(Plumbing continued)



Comment 13:

The water heater is an older unit based on the normal life expectancy of these units.



Figure 13-1

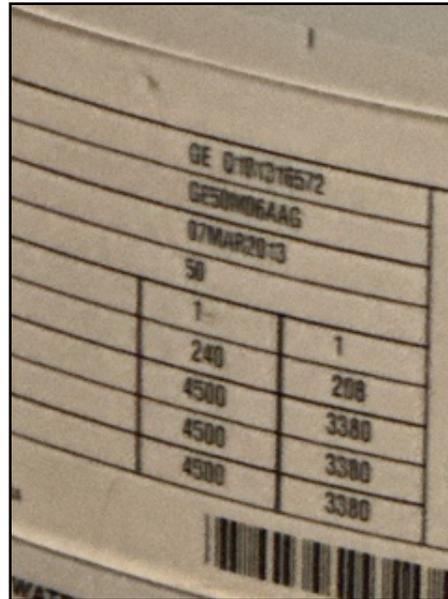


Figure 13-2

## Appliances

Types Installed:

Dishwasher , Electric Range, Microwave

Cooking Fuel:

Electric

Ventilation Type:

Recirculating

(Appliances continued)

 **Comment 14:**  
The microwave, dishwasher, electric range and refrigerator are older units.



Figure 14-1



Figure 14-2



Figure 14-3



Figure 14-4

(Appliances continued)



Figure 14-5



Figure 14-6

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. Cosmetic defects, window treatments, non-attached appliances and finish treatments in general are not inspected. A representative number of windows and doors are inspected. Wood burning stoves and fireplaces should be cleaned and inspected every year of use.

Window Types:	Single Hung
Floor Coverings:	Carpet, Laminate, Vinyl
Window Materials:	Vinyl
Entry Door Types:	Hinged
Entry Door Materials:	Metal
Fireplace/Stove Type:	Not Present

(Interior continued)

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Comment 15:

The linen closet door is damaged. Minor repair is needed.



Figure 15-1



Comment 16:

The carpet on the upper floor is cosmetically damaged. Cleaning or replacing the carpet is needed in the short run.



Figure 16-1