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Inspected By: Tom Maides



Home Inspection Report

Prepared For:

Penny Cowell

Property Address:

2627 Mountain Blvd

Sevierville, TN 37876

Inspected on Thu, Aug 15 2024 at 10:00AM

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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.

Exterior

1) Minor stucco repairs are needed at the rear corner of the house foundation.

Roofing

2) Installation of guttering on the back side of the house, complete with downspouts and extension pipes, is recommended in order to better control roof water. Spillage of roof water can result in water intrusion into the masonry and basement.

3) The mechanically damaged guttering at the rear porch entry should ideally be replaced.

Structure: Attic

4) There is exposed batt insulation with the paper vapor barrier visible in the knee wall attics. Some jurisdictions allow the attic access door to be locked as a way to help to keep children from accessing the attic and to mitigate the fire hazard concern associated with this condition.

Electrical

5) The installation of carbon monoxide detectors (in addition to smoke detectors) outside sleeping areas and on each living level are recommended for added safety when combustion appliances are used in a home, or, when an attached garage is adjacent to the living space.

Interior

6) A loose trim board in the gable peak should be better secured for added safety.

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: Hot
Soil Condition: Dry
People Present: Owner
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: Log Siding, Stucco
Exterior Trim Material: Wood
Walking Surface Types: Decks, Porches
Walking Surface Materials: Synthetic
Chimney Type: Not Present

(Exterior continued)


 **Comment 1:**
Minor stucco repairs are needed at the rear corner of the house foundation.



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:	No

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, From Ground With Binoculars
Roofing Material:	Metal
Ventilation Present:	Soffit
Gutter Material:	Metal



Comment 2:

Some roof panels are installed with the panels incorrectly lapped according to the manufacturer installation instructions. This is a common condition and does not usually affect the longevity of the roof panels.



Figure 2-1

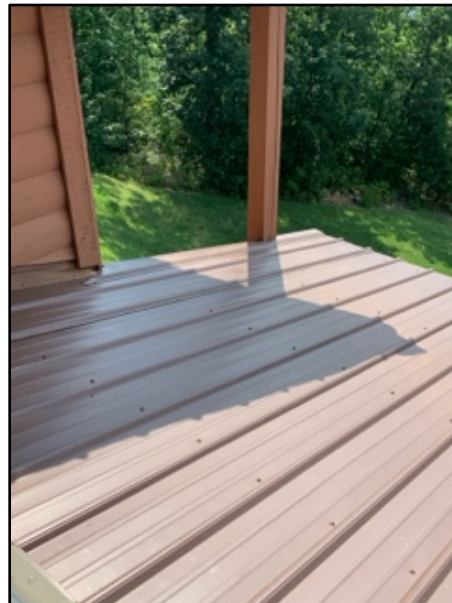


Figure 2-2

(Roofing continued)



Comment 3:

Installation of guttering on the back side of the house, complete with downspouts and extension pipes, is recommended in order to better control roof water. Spillage of roof water can result in water intrusion into the masonry and basement.



Figure 3-1



Comment 4:

The mechanically damaged guttering at the rear porch entry should ideally be replaced.

(Roofing continued)



Figure 4-1

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, Log

Attic

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

(Attic continued)



Comment 5:

There is exposed batt insulation with the paper vapor barrier visible in the knee wall attics. Some jurisdictions allow the attic access door to be locked as a way to help to keep children from accessing the attic and to mitigate the fire hazard concern associated with this condition.



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4

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.

Conductor Material :	Aluminum
Type of Service:	Overhead
Service Panel Location:	Basement
Service Voltage:	208/240 volts
Service Amperage:	200 amps
Over Current Devices:	Breakers
Main Disconnect Location:	Service Panel
Subpanel Locations:	Basement
Wiring Method:	Conventional Copper
Smoke Detectors Present:	Yes



Comment 6:

The installation of carbon monoxide detectors (in addition to smoke detectors) outside sleeping areas and on each living level are recommended for added safety when combustion appliances are used in a home, or, when an attached garage is adjacent to the living space.

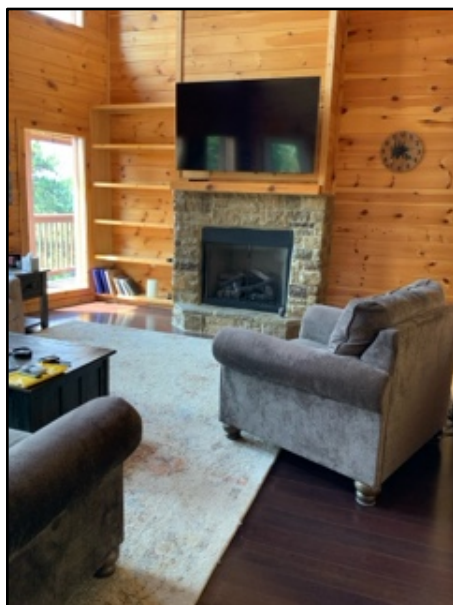


Figure 6-1

(Electrical continued)



Comment 7:

The Gnerac auxiliary power system was not inspected.

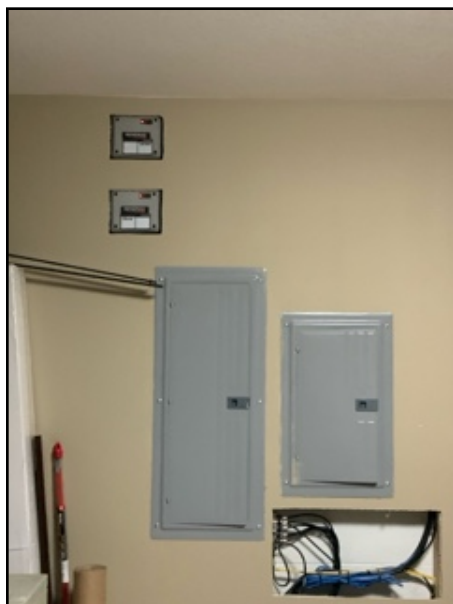


Figure 7-1



Figure 7-2

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:	Flexible Ducting

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:	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:	Plastic
Location of Water Shutoff:	Basement
Water Heater Fuel:	Electric
Water Heater Capacity:	50 gal

Appliances

Types Installed:	Dishwasher , Electric Range, Refrigerator , Microwave
Cooking Fuel:	Electric
Ventilation Type:	Recirculating

(Appliances continued)

**Comment 8:**

The dishwasher is an older unit based on normal life expectancy of dishwashers.



Figure 8-1



Figure 8-2

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:	Double Hung, Fixed
Floor Coverings:	Tile, Wood
Window Materials:	Wood
Entry Door Types:	Hinged
Entry Door Materials:	Metal
Fireplace/Stove Type:	Manufactured

(Interior continued)



Comment 9:

The wood floor has some minor cosmetic cracks.



Figure 9-1



Figure 9-2



Comment 10:

A loose trim board in the gable peak should be better secured for added safety.



Figure 10-1

(Interior continued)



Comment 11:

A dehumidifier is present in the lower level. The owner installed the dehumidifier due to the humidity created by the large aquarium and equipment installed in this area.

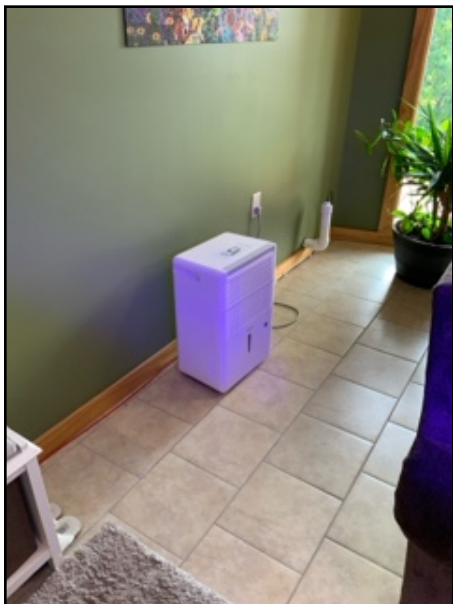


Figure 11-1

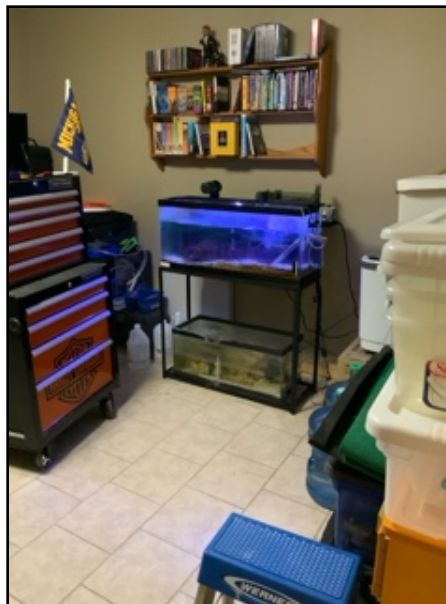


Figure 11-2



Figure 11-3

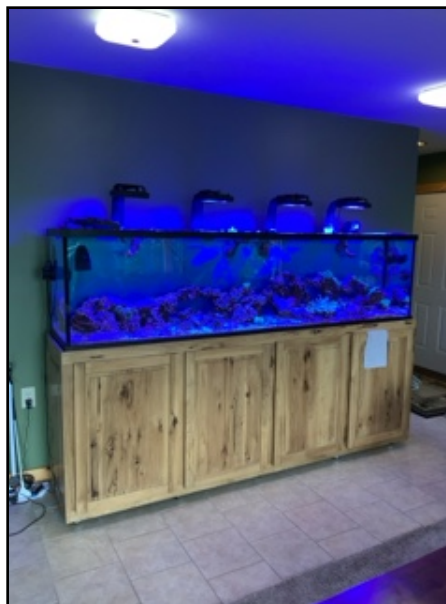


Figure 11-4