

Red Cedar Professional Inspections



April 28th 2023, 11:00 am

Inspection performed by:

Blain King (TN #2750)

(615) 988-0678

blain@redcedarinspections.com

General Information

BUILDING ADDRESS: XXX Josie Ln

CITY: Clarksville

STATE: TN

ZIP CODE: 37043

INSPECTION DESCRIPTION:

SQUARE FOOTAGE: 2500

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

No

EXTERNAL AMENITIES

SHED / OUTBUILDINGS Satisfactory

Notes:

Shed was locked the time of inspection. Small damaged section of siding lower right hand corner of front. Recommend evaluation by a qualified contractor.



POOL N/A

Notes:

ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:

SHINGLES MISSING / DAMAGED? Satisfactory

Notes:

ROOF INSTALLATION Satisfactory

Notes:

FLASHING Satisfactory

Notes:

GUTTERS AND DRAINAGE Fair

Notes:

Splash blocks within 5 ft of house. Loose downspout noted Southeast corner of house. Gutter in front drains on the sidewalk presenting slip hazard in freezing weather. Recommend evaluation by qualified contractor.



SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

MILDEW PRESENT ON ROOF? No

Notes:

EXTERIOR

SIDING MATERIAL Vinyl

Notes:

SIDING CONDITION Fair

Notes:

Several loose pieces of siding noted at the bottom of Southside wall. Distorted citing noted side of fireplace exterior. Green moss noted on north side wall. Recommend evaluation by qualified contractor. Recommend cleaning by qualified contractor.



FLASHING Satisfactory

Notes:

EAVES Satisfactory

Notes:

FASCIA Satisfactory

Notes:

SOFFITS Satisfactory

Notes:

TRIM Satisfactory

Notes:

EXTERIOR DOORS Satisfactory

Notes:



DECKS N/A

Notes:

PATIO Satisfactory

Notes:



STEPS Satisfactory

Notes:



LANDSCAPE

VEGETATION Satisfactory

Notes:

GRADING Satisfactory

Notes:

SURFACE DRAINAGE Satisfactory

Notes:

RETAINING WALL N/A

Notes:

WALKWAYS Satisfactory

Notes:

GARAGE

DRIVEWAY Satisfactory

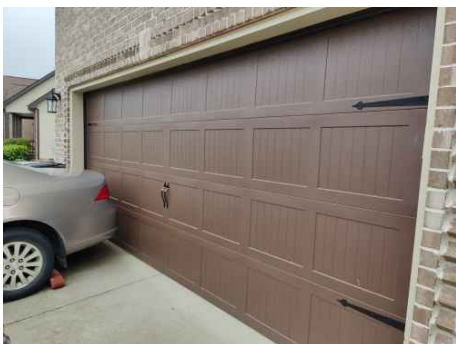
Notes:

Small amount of spalling noted. Small cracks noted. Recommend owner continue to monitor.



GARAGE DOOR Satisfactory

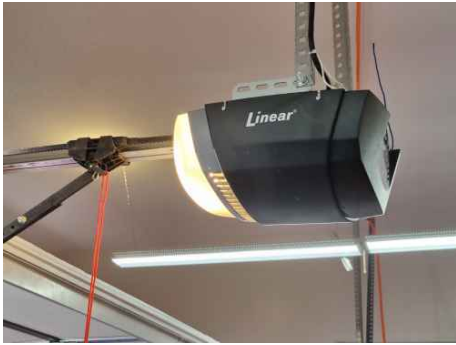
Notes:



GARAGE DOOR OPENER Satisfactory

Notes:

Obstruction and IR test performed. Both safety features operate as intended at time of inspection.



ATTIC

ROOF SHEATHING Satisfactory

Notes:



FRAMEWORK Satisfactory

Notes:

VENTILATION Satisfactory

Notes:



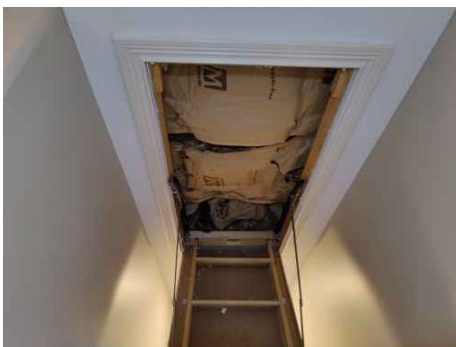
INSULATION Satisfactory

Notes:



ACCESS Satisfactory

Notes:



CHIMNEY AREA N/A

Notes:

BATHROOM 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

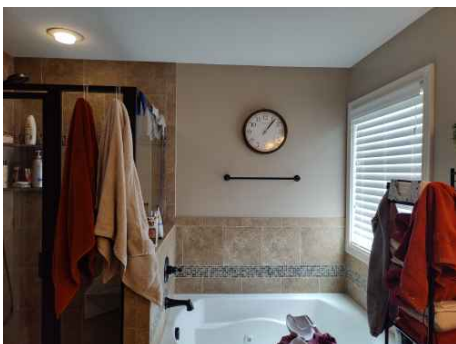
Notes:



WALLS Fair

Notes:

Missing baseboard trim noted between shower and master bath closet. Moisture meter reads 4.6%. No active sign of leaking at time of inspection. Recommend evaluation and repair by qualified contractor.





WINDOWS Satisfactory

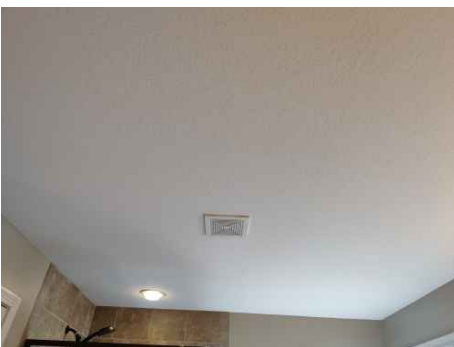
Notes:

Stationary frosted glass.



CEILING Satisfactory

Notes:



COUNTERS Satisfactory

Notes:



SINKS Fair

Notes:

Right side sink plug does not seal properly. Recommend evaluation by qualified contractor.



BATHTUB / SHOWER

Satisfactory

Notes:





OUTLETS Satisfactory
Notes:



LIGHTING Satisfactory
Notes:



VENTING Satisfactory

Notes:

BATHROOM 2

DOORS Satisfactory

Notes:



FLOORING Satisfactory

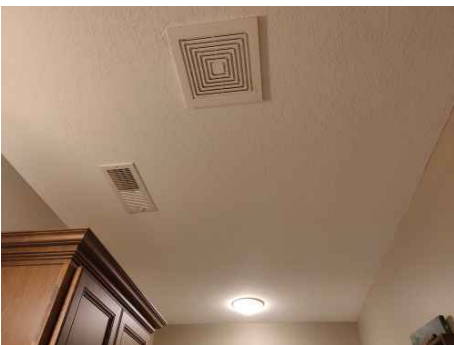
Notes:



WALLS Satisfactory
Notes:



CEILING Satisfactory
Notes:



COUNTERS Satisfactory
Notes:



SINKS Satisfactory

Notes:

BATHTUB / SHOWER Satisfactory

Notes:



TOILET Satisfactory

Notes:



OUTLETS Satisfactory

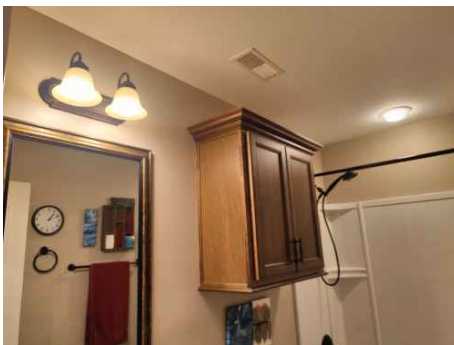
Notes:

GFCI trip successful. However, GFCI is not located in the bathroom. This outlet is fed from GFCI in master bath.



LIGHTING Satisfactory

Notes:



VENTING Poor

Notes:

Bathroom 2 (upper level) vent appears to be exiting at soffit. However, inspector was unable to verify end of vent. Recommend evaluation by qualified contractor.



BATHROOM 3

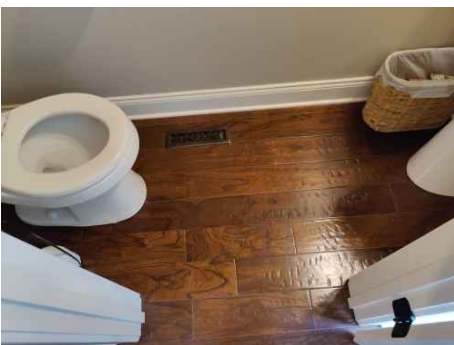
DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:



CEILING Satisfactory

Notes:



SINKS Satisfactory

Notes:



TOILET Satisfactory

Notes:



OUTLETS Fair

Notes:

Outlet in powder room is loose in wall. Recommend evaluation by qualified contractor.



LIGHTING Satisfactory

Notes:



VENTING Satisfactory

Notes:

BATHROOM 4

DOORS N/A

Notes:

BEDROOM 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:



WINDOWS Satisfactory

Notes:



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory

Notes:

Walk-in closet and master bath. Built-in closet on West wall.



OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:



BEDROOM 2

DOORS Satisfactory

Notes:



FLOORING Satisfactory
Notes:



WALLS Satisfactory
Notes:



WINDOWS Satisfactory
Notes:



CEILINGS Satisfactory
Notes:



CLOSETS Satisfactory
Notes:



OUTLETS Satisfactory
Notes:



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:



BEDROOM 3

DOORS Fair

Notes:

Scratches noted on bottom of bedroom number three door. Recommend evaluation by a qualified contractor.



FLOORING Satisfactory

Notes:

Bedroom three carpet is obstructed by an area rug.



WALLS Satisfactory

Notes:



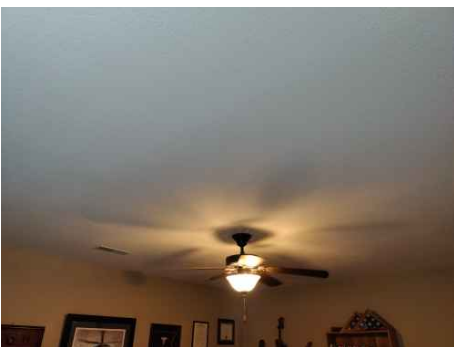
WINDOWS Satisfactory

Notes:



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory

Notes:

Bedroom three closet door has a small dent in top left hand corner.
Recommend evaluation by qualified contractor.



OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:



BEDROOM 4

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

Hole in wall at baseboard to left of closet door. Hooks and holes noted on multiple walls. Recommend evaluation by qualified contractor.



WINDOWS Fair

Notes:



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory
Notes:



OUTLETS Satisfactory
Notes:



LIGHTING Satisfactory
Notes:

CEILING FANS Satisfactory

Notes:



BEDROOM 5

DOORS Satisfactory

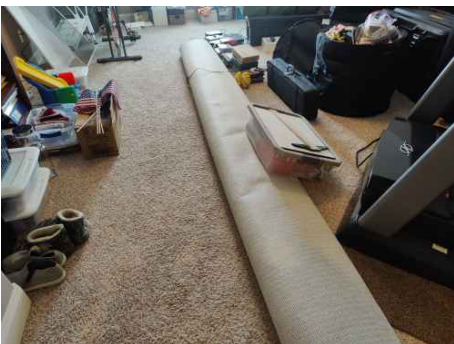
Notes:



FLOORING Satisfactory

Notes:

Flooring was obstructed by multiple items during inspection.



WALLS Satisfactory

Notes:



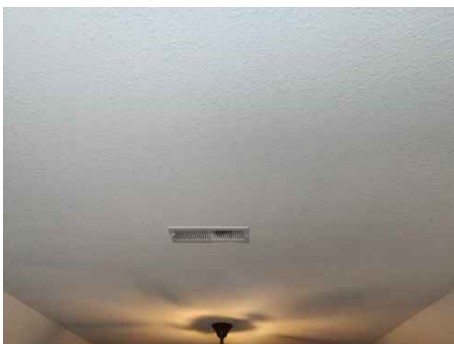
WINDOWS Satisfactory

Notes:



CEILINGS Satisfactory

Notes:



CLOSETS Satisfactory

Notes:



OUTLETS Satisfactory
Notes:



LIGHTING Satisfactory
Notes:

CEILING FANS Satisfactory
Notes:



BEDROOM 6

DOORS N/A

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:

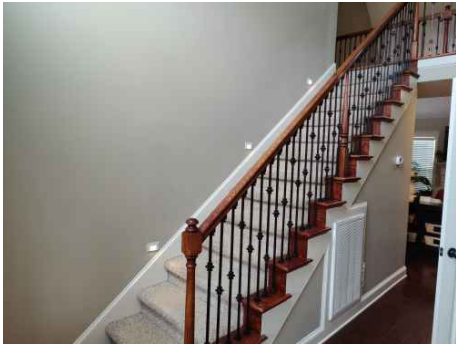


FLOORING Satisfactory

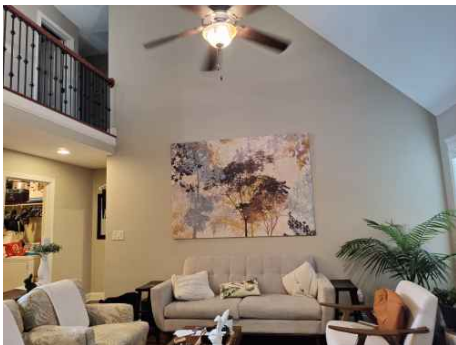
Notes:



STAIRWAYS Satisfactory
Notes:



WALLS Satisfactory
Notes:



WINDOWS Fair
Notes:

Window above entryway displays signs of seal failure. Recommend evaluation by qualified contractor.



CEILING Satisfactory
Notes:



OUTLETS Satisfactory

Notes:



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:



FIREPLACE Poor

Notes:

Gas shut off valve located inside of firebox. Recommend evaluation by a qualified fireplace contractor.



LIVING AREA 2

DOORS N/A

Notes:

KITCHEN

FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:



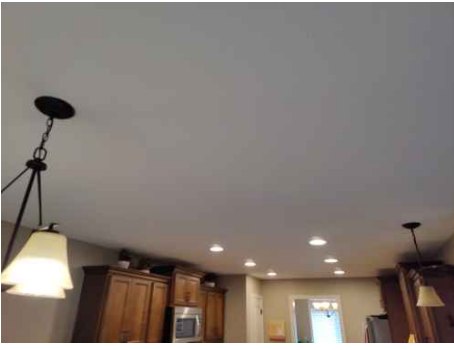
WINDOWS Satisfactory

Notes:



CEILING Satisfactory

Notes:



COUNTERTOPS Satisfactory
Notes:



CABINETS Satisfactory
Notes:





PANTRY Satisfactory
Notes:



SINK / GARBAGE DISPOSAL Satisfactory

Notes:
Limited ability to inspect under sink due to storage of cleaning supplies.





DISHWASHER Satisfactory
Notes:



STOVE / OVEN Satisfactory
Notes:





EXHAUST HOOD N/A

Notes:

Microwave fan exhaust hood. Hood exhausts above microwave.

REFRIGERATOR Satisfactory

Notes:



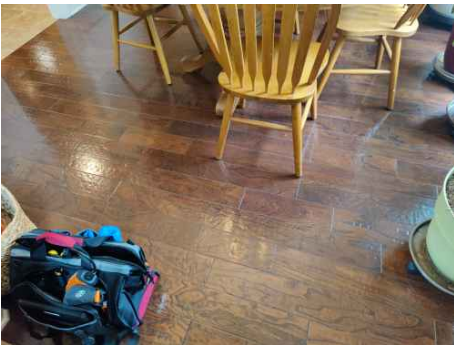


OUTLETS Satisfactory
Notes:



DINING ROOM

FLOORING Satisfactory
Notes:



WALLS Satisfactory
Notes:



WINDOWS Fair
Notes:

Left side of window frame on bottom left is damaged. Possible chew marks from pet. Seal is damaged. Recommend evaluation by qualified contractor.





CEILING Satisfactory
Notes:



OUTLETS Satisfactory
Notes:



LIGHTING Satisfactory

Notes:



LAUNDRY ROOM

OUTLETS Satisfactory

Notes:



WATER SUPPLY Satisfactory

Notes:



DRAINAGE Satisfactory

Notes:



VENTILATION Satisfactory

Notes:



FOUNDATION

FOUNDATION MATERIAL Masonry

Notes:

Masonry foundation with brick fascia.



SLAB Not Inspected

Notes:

Slabing garage is covered with vinyl flooring.



WALLS Satisfactory

Notes:

Crack noted in Southeast corner of garage masonry wall. No corresponding crack on outside brick fascia. Recommend owner continue to monitor.



DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



MILDEW PRESENT AT FOUNDATION? No

Notes:

PLUMBING

WATER SUPPLY PRESSURE Satisfactory

Notes:



WATER SUPPLY PIPING SIZE Satisfactory

Notes:

MAIN SHUTOFF VALVE Satisfactory

Notes:

Main shut off and regulator located on North wall inside garage.



SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:

PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:

SEWER / SEPTIC Satisfactory

Notes:

WATER HEATER Satisfactory

Notes:



VENT SYSTEM Satisfactory

Notes:

ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:



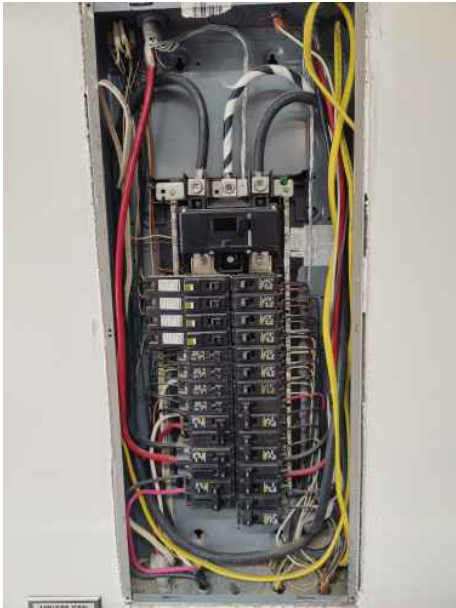
CONDUCTORS Satisfactory

Notes:

OVERCURRENT PROTECTION Satisfactory

Notes:

Extra 14ga and 12 ga NM sheath cables present in panel marked crawlspace. These cables do not appear to be energized.



RECEPTACLES Satisfactory

Notes:

AMP RATING 200 Amps

Notes:

MAIN DISCONNECT Satisfactory

Notes:



WIRING METHOD Non-Metallic Sheathed Cable

Notes:

CIRCUIT PANEL Satisfactory

Notes:



HEATING & COOLING

ENERGY SOURCE Electric

Notes:

HEATING SYSTEM Forced Air

Notes:

Heat pump not tested in heat mode due to outside temp >60°F.



HEATING SYSTEM OPERATION Satisfactory

Notes:

DUCTWORK / PIPING Satisfactory

Notes:

COOLING SYSTEM Satisfactory

Notes:

COOLING SYSTEM OPERATION Fair

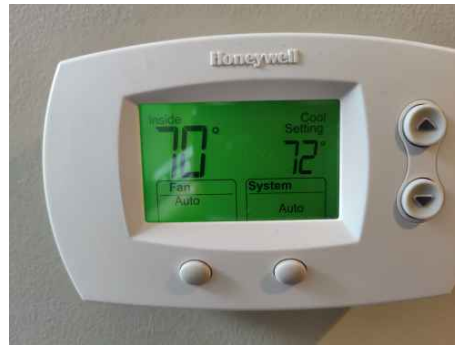
Notes:

Delta T on upstairs unit noted to be 10° f. Recommend evaluation by qualified contractor.



THERMOSTAT Satisfactory

Notes:



AIR FILTER(S) Satisfactory

Notes:

SMOKE ALARM(S) Satisfactory

Notes:

Smoke alarms noted in every sleeping area and in every hallway. Smoke alarms noted in laundry room. Smoke alarm missing in garage. Recommend replacement by qualified handyman.

CARBON MONOXIDE ALARM(S) Satisfactory

Notes:

Carbon monoxide monitors located outside sleeping areas.

ADDITIONAL DETAILS

SUMMARY:

Roof - Gutters and Drainage

Splash blocks within 5 ft of house. Loose downspout noted Southeast corner of house. Gutter at front drains on the sidewalk presenting slip hazard in freezing weather. Recommend evaluation by qualified contractor.

Exterior - Siding Condition

Several loose pieces of siding noted at the bottom of Southside wall. Distorted siding noted side of fireplace exterior. Green moss noted on north side wall. Recommend evaluation by qualified contractor. Recommend cleaning by qualified contractor.

Bathroom 2 - Venting

Bathroom 2 (upper level) vent appears to be exiting at soffit. However, inspector was unable to verify end of vent. Recommend evaluation by qualified contractor.

Bathroom 3 - Outlets

Outlet in powder room is loose in wall. Recommend evaluation by qualified contractor.

Bedroom 4 - Windows

Living Area 1 - Windows

Window above entryway displays signs of seal failure. Recommend evaluation by qualified contractor.

Dining Room - Windows

Left side of window frame on bottom left is damaged. Possible chew marks from pet. Seal is damaged. Recommend evaluation by qualified contractor.

Heating & Cooling - Cooling System Operation

Delta T on upstairs unit noted to be 10° f. Recommend evaluation by qualified contractor.

Heating & Cooling - Smoke Alarm(s)

Smoke alarms noted in every sleeping area and in every hallway. Smoke alarms noted in laundry room. Smoke alarm missing in garage. Recommend replacement by qualified handyman.