



NATIONAL
PROPERTY
INSPECTION
HEADQUARTERS



INSPECTION REPORT

123 Main st
Crossville, TN 38572

Inspection prepared for: Sample Client
Real Estate Agent:


Date of Inspection: 11/18/2021
Year Built: 2015 Size: 9217 sq.ft.



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Scope of Inspection

National Property Inspection Headquarters appreciates the opportunity to conduct your inspection! Please carefully read the **entire** Inspection Report. Call us after you have reviewed your **entire** report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts, and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The inspection of this property is being inspected by State Licensed Home Inspectors in accordance with the State of Tennessee –Department of Commerce and Insurance –Home Inspectors (<https://publications.tnsosfiles.com/rules/0780/0780-05/0780-05-12.20141104.pdf>).

Properties being inspected are not code inspections and do not "Pass" or "Fail." - The following report is based of the readily accessible and visible components of the structure and its associated systems at the date and time of the inspection only. Please take into account that home conditions change from the time of the inspection to closing from occupancy, general living and use of the dwelling, and moving. This report will focus on safety, function, major undisclosed issues, and homeowner maintenance issues. Never to any current or past building or construction codes. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, any recommendations and deficiencies in this report are to be referred to specific trade licensed professionals, licensed general contractors, and engineers. These licensed professionals should evaluate that entire system to ensure there are no other system deficiencies, present costs, and associated repair methods to repair any recommendations and defects. If repair work is being efforted by the seller, you are advised to obtain receipts, associated documentation, and any applicable warranties, or workmanship guarantees. Ensure all work has been completed by licensed professionals and licensed contractors. All recommendations in this report should be followed through before the close of escrow. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

The summary is not the entire report. The complete report includes additional important property information and safety concerns of interest to the client. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general inspection. **IT IS RECOMMENDED THAT THE CLIENT READ THE ENTIRE INSPECTION REPORT.** All repairs should be done by a licensed & bonded tradesman or licensed professionals. It is recommended that you obtain copies of all receipts, warranties and permits of work performed by others.

COMMENT KEY/DEFINITIONS:

Below are listed the definitions used throughout the report to describe each feature of the property.

(SER) Servicable = The item/system was performing its intended function at the time of the inspection.

(MAR) Marginal = The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

(R/R) Repair/Replace = The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe, or was hazardous at the time of the inspection.

(NI) Not Inspected = The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representation of whether or not it was functioning as intended were made.

(N/A) Not Applicable = The item/system does not exist or was visually concealed at the time of the inspection.

NOTICE TO THIRD PARTIES:

This report is the joint property of National Property Inspection Headquarters and the client(s) listed in this report. Unauthorized transfer to any third party or subsequent buyers/sellers/owners is not permitted. This report and the supporting inspection and documents were performed and prepared according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report, but instead to retain the services of the licensed home inspector of their choice to provide them with an updated report.

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Report Summary

Exterior Components

Page 8	Exterior doors observation	• Items were blocking rear emergency exit. This is a fire hazard. Recommend keeping all emergency exits clear at all times for safety.
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Roofing System

Page 9	Roof drainage observation	• Gutters were full of debris. Recommend routine cleaning for proper operation and to prevent moisture related issues at the foundation.
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Electrical System

Page 11	Entrance Cable observations	• Multiple conduits at electrical entrance were loose. Recommend properly securing.
Page 11	Service panel observations	• Boxes, carts, and other items were being stored in front of breaker panels. Recommend removing these items to allow easier access to breaker panels for safety.
Page 12	Outlets / Switches / Fixtures Observations	• GFCI (Ground Fault Circuit Interrupter) circuitry was inoperable in on exterior of building. Industry standards since approximately 1987 indicate all exterior electrical outlets have GFCI protection for additional safety. • Bathroom exhaust fans were inoperable. Recommend qualified contractor repair/replace.

Plumbing System

Page 14	Plumbing Fixtures	• Multiple toilets were loose at the base. Recommend securely attaching to the floor to prevent leaks.
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General Information

Property type

- Commercial

Property faces

- East

Occupancy

- Occupied

Persons present

- N/a

Weather conditions

- Rain
- 50 Degrees F

Soil conditions

- Wet

Additional Notices

• The purpose of a property inspection is to assist the client in having a more complete understanding on the conditions of the property prior to purchase or sell. We perform a visual inspection of readily accessible areas of the property and based on the inspectors experience and professional opinion, provide a detailed and factual report on the conditions that exist at the time of the inspection. The results of this property inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a general property inspection. Except for the Limited Warranty attached hereto, no warranty or guarantee is expressed or implied. This report should not be construed as an appraisal and may not be used as such by any person. The person conducting your inspection is not a licensed structural engineer. In addition you may wish to obtain other types of inspections, such as mold, air quality or environmental inspections that may not be addressed in this report. Moreover, this report is not intended to benefit any third party

Lots and Grounds

Grading observation

Ser	Mar	R/R	NI	N/A
✓				

Graded Away From Building

Parking Lot Observation

Ser	Mar	R/R	NI	N/A
	✓			

Materials: Asphalt

Observations:

- 31 Total parking spots observed. 2 of which were handicapped.
- Parking lot striping was faded. Recommend restriping.



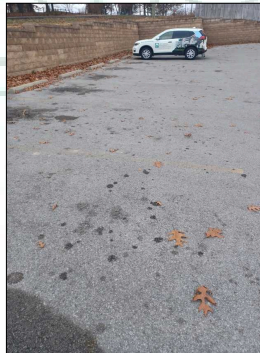
31 total parking spots



2 handicapped spots



Side parking lot



Parking lot lines faded

Signage observations

Ser	Mar	R/R	NI	N/A
✓				



Front sign

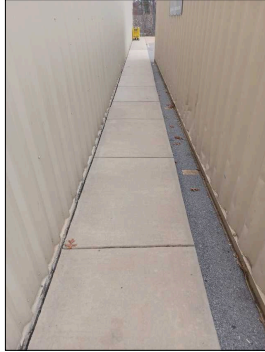
Steps and walkways observation

Ser	Mar	R/R	NI	N/A
	✓			

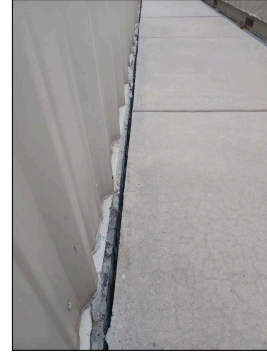
Materials: Concrete

Observations:

- Gap present between sidewalk and building. Recommend sealing gap to prevent moisture intrusion.



Concrete steps



Gap between sidewalk and building

Fence observation

Ser	Mar	R/R	NI	N/A
	✓			

Wood

Observations:

- Typical weathering and deterioration observed.



Wood fence

Retaining wall observation

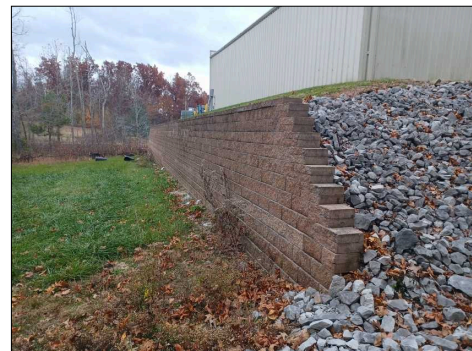
Ser	Mar	R/R	NI	N/A
✓				

Materials: Block

Materials: Front • Rear



Retaining wall



Rear retaining wall

Exterior Components

Exterior wall observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Metal Siding

Windows observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Metal

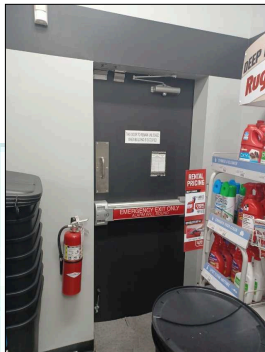
Exterior doors observation

Ser	Mar	R/R	NI	N/A
		✓		

Materials: Metal • Sliding Glass

Observations:

- Items were blocking rear emergency exit. This is a fire hazard. Recommend keeping all emergency exits clear at all times for safety.



Side emergency door



Rear emergency exit blocked



Automatic front door

Roofing System

Roof Covering observation

Ser	Mar	R/R	NI	N/A
✓				

Roof Description

- Materials: Metal
- Roof layers: 1 Layer
- Method of inspection: Walked on



General roof photo

Roof flashing observation

Ser	Mar	R/R	NI	N/A
✓				

Materials:

- Metal

Roof drainage observation

Ser	Mar	R/R	NI	N/A
	✓			

Materials:

- Aluminum
- Downspouts discharge below grade

Observations:

- Gutters were full of debris. Recommend routine cleaning for proper operation and to prevent moisture related issues at the foundation.



Debris in gutters

Foundation

Foundation observation

Ser	Mar	R/R	NI	N/A
✓				

Materials / type

- Slab on Grade

Observations:

- Foundation construction included a slab-on-grade. Inspection of the slab-on-grade foundation was limited by the fact that typically, most of the foundation and slab are hidden underground or by interior floor coverings. Where possible, that portion of the foundation visible at the building exterior between grade and the bottom of the exterior wall covering was inspected.

Wood destroying organisms

Ser	Mar	R/R	NI	N/A
			✓	

Observations:

- Note : This home is in an area known for wood destroying insect activity. Wood destroying insect can do a substantial amount of damage to the wood structural components of a home. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventative chemical treatment, performed by a licensed pest control specialist, is also advised.



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Electrical System

Electrical service observation

Ser	Mar	R/R	NI	N/A
✓				

Electric service Underground Service • 120/240 Volts



Underground service entrance



Underground service entrance

Entrance Cable observations

Ser	Mar	R/R	NI	N/A
		✓		

Materials: Service Entrance Copper

Observations: Multiple conduits at electrical entrance were loose. Recommend properly securing.



Conduit loose



Conduit loose

Service panel observations

Ser	Mar	R/R	NI	N/A
		✓		

Service panel Back storage room • 200 AMP

Observations:

- Multiple industrial sized electrical panels noted within the building. These type panels are not within the general scope of the inspection. No defects were noted pertaining to the electrical system of the building and all visual components appeared to be in acceptable condition. Recommend having a qualified commercial electrician further evaluate if necessary.

- Boxes, carts, and other items were being stored in front of breaker panels. Recommend removing these items to allow easier access to breaker panels for safety.



Breaker panels blocked

Distribution wiring observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Copper

Grounding/bonding observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Copper

Outlets / Switches / Fixtures Observations

Ser	Mar	R/R	NI	N/A
		✓		

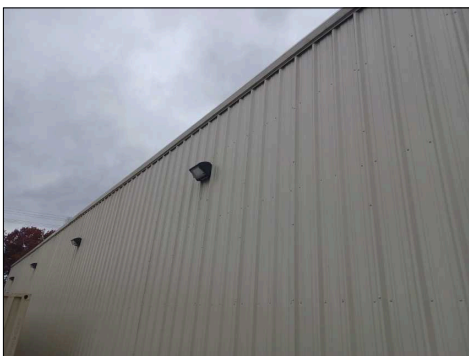
GFCI:

- **GFCI** present: Bathroom, Exterior
- GFCI missing/inoperable: Exterior

Grounding: Grounded

Observations:

- Multiple inoperable light fixtures. Many times this is due to a bad bulb. Recommend changing bulbs to ensure proper operation and have qualified electrical contractor further evaluate if necessary.
- 9 exterior security lights observed
- 8 interior emergency lights observed
- GFCI (Ground Fault Circuit Interrupter) circuitry was inoperable in on exterior of building. Industry standards since approximately 1987 indicate all exterior electrical outlets have GFCI protection for additional safety.
- Bathroom exhaust fans were inoperable. Recommend qualified contractor repair/replace.



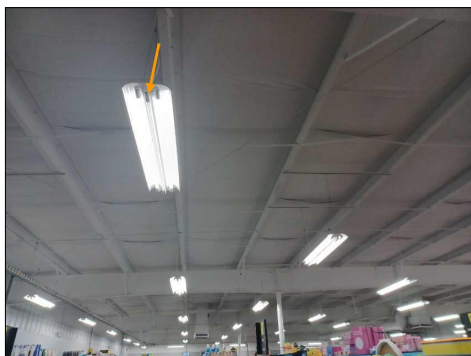
9 security lights



Outlet missing cover



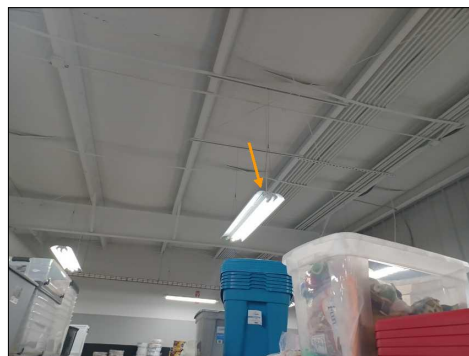
GFCI did not trip



Inoperable light



Inoperable light



Inoperable light



8 interior emergency lights



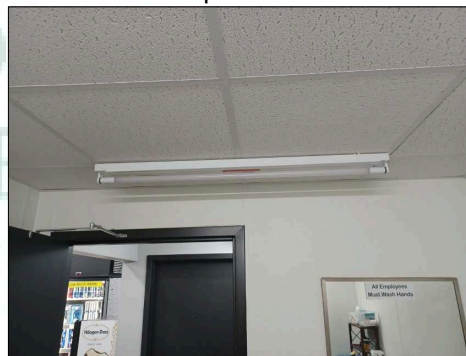
Inoperable light fixture



Inoperable bathroom exhaust fan



Inoperable bathroom exhaust fan



Inoperable light fixture

Smoke/Carbon Monoxide detectors observations

Ser	Mar	R/R	NI	N/A
✓				

Present

Plumbing System

Water Supply observation

Ser	Mar	R/R	NI	N/A
✓				

Supply info

- Service pipe to building - Copper
- Interior supply piping - Copper

Drain/Waste/Vent System observation

Ser	Mar	R/R	NI	N/A
✓				

Observations:

- Inspection of underground waste/septic system was beyond the scope of this inspection.



Underground sewage disposal not inspected

Water Heater observation

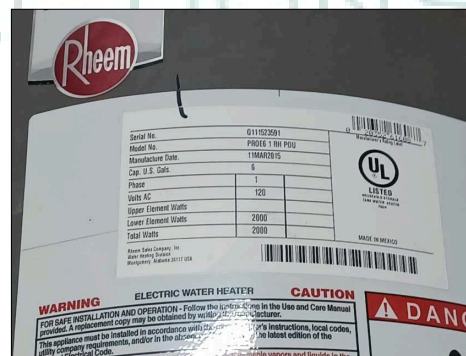
Ser	Mar	R/R	NI	N/A
✓				

Water heater info

- Manufacturer: Rheem
- Approximate Capacity: 6 Gallon
- Fuel: Electric
- Unit 1 Location: Back storage room - Unit is 6 years old



Water heater



6 years old

Plumbing Fixtures

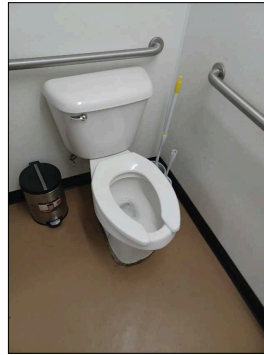
Ser	Mar	R/R	NI	N/A
		✓		

Observations:

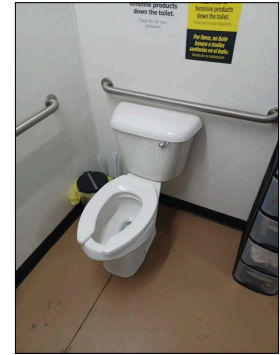
- Water fountains were taken out of service.
- Multiple toilets were loose at the base. Recommend securely attaching to the floor to prevent leaks.



Water fountains disabled



Toilet loose at base



Toilet loose at base

Other Components observation

Ser	Mar	R/R	NI	N/A
			✓	

Additional systems Sprinkler System

Observations:

- Sprinkler system was beyond the scope of this inspection.



Irrigation not inspected



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Heating System

Heating system observation

Ser	Mar	R/R	NI	N/A
✓				

Heating Info:

- Manufacturer: York
- Heating type: Heat Pump
- Fuel source: Electric
- Unit 1 Location: Roof - Unit is 6 years old
- Unit 2 Location: Roof - Unit is 6 years old
- Unit 3 Location: Roof - Unit is 6 years old
- Unit 4 Location: Roof - Unit is 6 years old



Package heat pump



7 years old



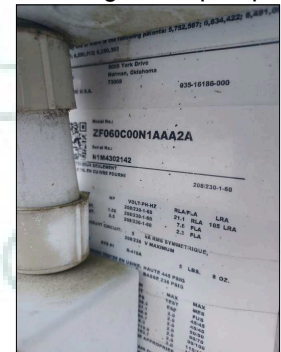
Package heat pump



7 years old



Package heat pump



7 years old



Package heat pump



7 years old

Fuel Storage and Distribution observation

Ser	Mar	R/R	NI	N/A
✓				

Observations:

- Propane storage observed



Propane tank storage



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Cooling System

Cooling system observation

Ser	Mar	R/R	NI	N/A
			✓	

Cooling description

- Manufacturer: York
- Cooling type: Heat pump
- Fuel source: Electric
- Unit 1 location: Roof - Age: 6 years old
- Unit 2 location: Roof - Age: 6 years old
- Unit 3 location: Roof - Age: 6 years old
- Unit 4 location: Roof - Age: 6 years old

Observations:

- **A/C** unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.



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Interior

Wall and ceiling observation

Ser	Mar	R/R	NI	N/A
✓				

Materials: Drywall

Floor observation

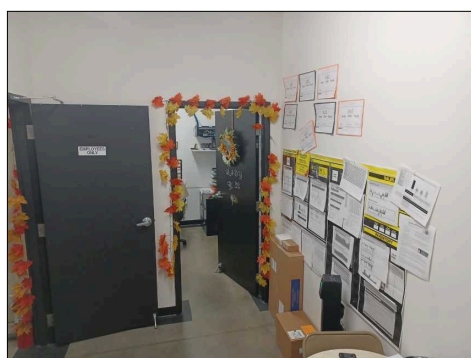
Ser	Mar	R/R	NI	N/A
✓				

Materials: Concrete

Doors / Hardware observation

Ser	Mar	R/R	NI	N/A
✓				

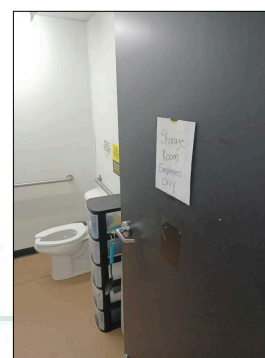
Door type Wood • Metal



Office and break room



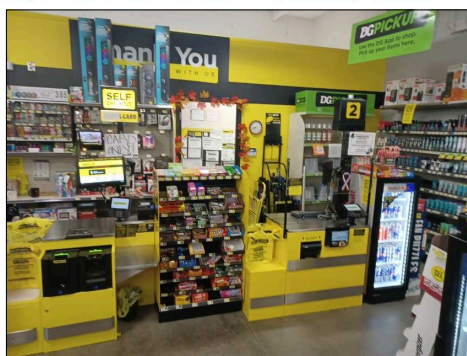
Public restroom



Storage room

Front Counter observation

Ser	Mar	R/R	NI	N/A
✓				



Front register

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.



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