

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
2809 27th Avenue South
June 21, 2017

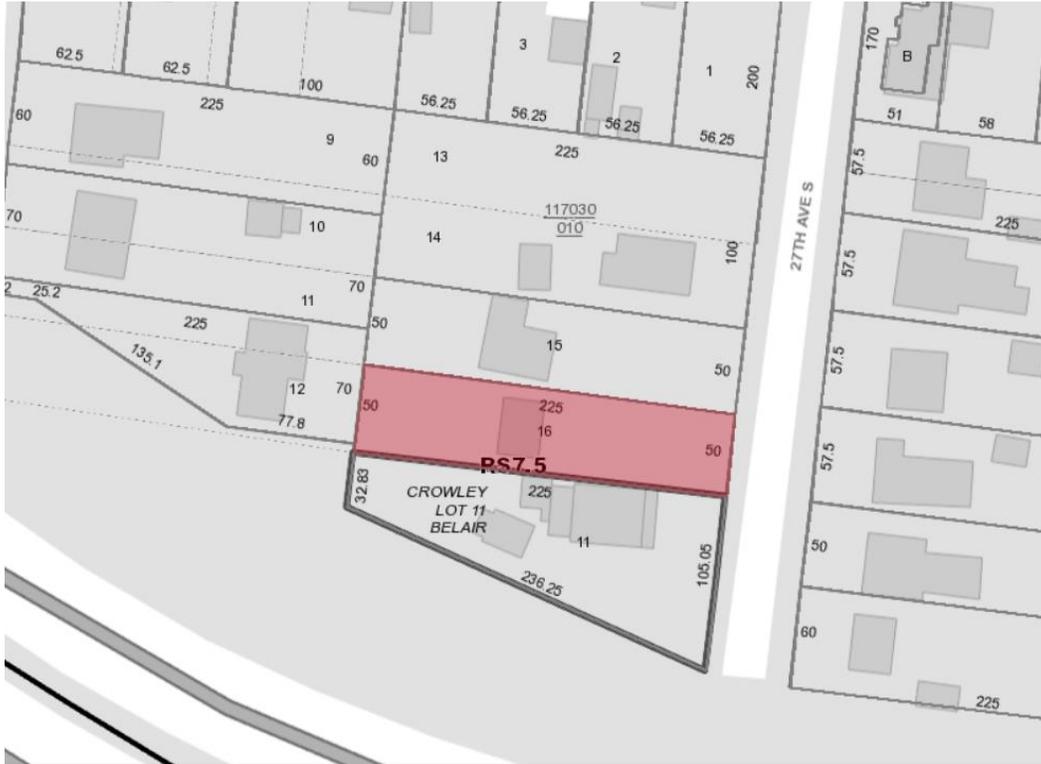
Application: Demolition
District: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11703015300
Applicant: Vicki Warren
Project Lead: Paul Hoffman; paul.hoffman@nashville.gov

Description of Project: Demolition of a non-contributing structure.

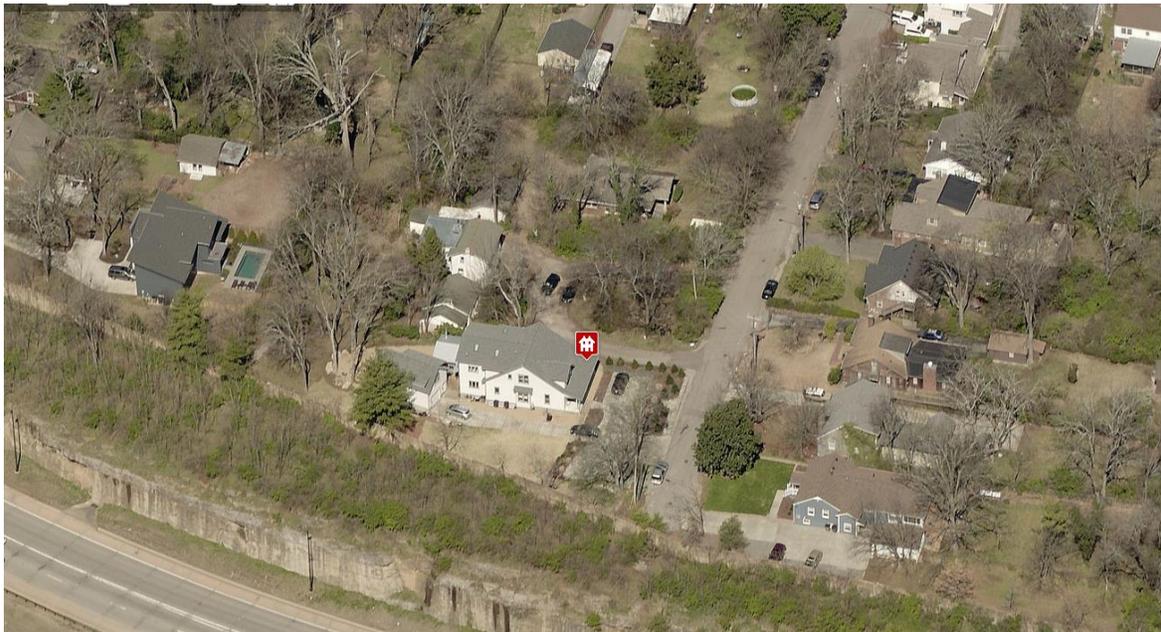
Recommendation Summary: Staff recommends approval of demolition of the non-contributing building, finding that the application meets section III.B.2 of the Hillsboro-West End Neighborhood Conservation District for appropriate demolition.

Attachments
A: Photographs
B: Inspection Report

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. GUIDELINES

III.B.1 Demolition is Not Appropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 D of the historic zoning ordinance.

Background: 2809 27th Avenue South is a one-story brick structure built c. 1950.



Figure 1. 2809 27th Avenue South

Analysis and Findings: The applicant requests demolition of the building. The building was constructed as an accessory building to the older contributing home next door. The official date of construction is difficult to pinpoint; this property was not subdivided until 2014, and the Sanborn maps available fail to reach this area. A long-time neighbor stated that a previous property owner constructed the building c.1950 out of salvaged materials.

Demolition meets section III.B.2 for appropriate demolition as the building was constructed later than the district's period of significance. Character-defining features of surrounding buildings such as overhanging eaves and a stone foundation are not found on this structure. The roof slope of approximately 3/12 is lower than that found on contributing buildings in the district.

Staff therefore finds that the structure does not contribute to the architectural and historical character and significance of the district, and that its demolition meets Section III.B.2 for appropriate demolition and does not meet section III.B.1 for inappropriate demolition.

Recommendation:

Staff recommends approval of the application, finding that it meets the criteria for appropriate demolition in section II.B.2 of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.





Home Inspectors of Middle Tennessee LLC

**John Swygert
6017 Bethany Blvd.
Nashville, TN 37221
O 615-662-8199**

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| | | |
|--|---------------------------------|----------------------------------|
| Date: 5/25/2017 | Time: 08:00 AM | Report ID: Revered2809A |
| Property: 2809 27th Ave. S Nashville TN 37212 | Customer: Doug Revere | Real Estate Professional: |

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Yes (Y) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Functional (FN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

No (N) = The answer to the corresponding inspection question is "No". Some additional comments may be made.

Maintenance Repair or Replace (MR) = The item, component or unit is not functioning as intended, or needs repair or maintenance by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

For purposes of this report, all directions (left, right, front, back, etc) are taken from the viewpoint of the observer standing in front of and facing the residence. Specific comments may refer to left or right and are taken as facing the object.

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workman like manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Per the client we are only to inspect the roof, mechanicals, plumbing, structure and electrical systems. This inspection is limited to those items.

This home is in need of much repair. Items exists too numerous to list individually.

Standards of Practice:

NACHI National Association of Certified Home Inspectors

Client Is Present:

Yes

Age Of Home:

1950

Temperature:

Below 60 Prior Night, Below 65

Rain in last 3 days:

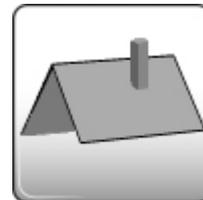
Yes

Weather:

Clear

1. ROOFING, DRAINAGE, CHIMNEYS

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We are not professional roofers. We do the our best to inspect the roof within the time allotted. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which is beyond the scope of our inspection. This inspection is not a guarantee that a roof leak in the future will not happen. We will not take responsibility for roof leaks that occur in the future.



| | | Y | FN | N | MR | NI | <u>Styles & Materials</u> |
|-----|--|---|----|---|----|----|---|
| 1.0 | ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING | ● | | | | | VIEWED ROOF FROM: LADDER ROOF-TYPE: GABLE ROOF COVERING: 3-TAB FIBERGLASS CHIMNEY: BRICK |
| 1.1 | DOES THE ROOF COVERING APPEAR TO BE IN FUNCTIONAL CONDITION | | | | ● | | |
| 1.2 | ARE THERE MULTIPLE LAYERS OF ROOF COVERINGS | | | ● | | | |
| 1.3 | FLASHINGS | | ● | | | | |
| 1.4 | ROOF VENTILATION | | ● | | | | |
| 1.5 | SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS | | ● | | | | |
| 1.6 | CONDITION OF RAIN GUTTERS | | | | ● | | |
| 1.7 | ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY | ● | | | | | |

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

Y FN N MR NI

1.0 Noticeable sway at rear roof covering. Cannot determine why.no apparent reason from the attic other than this is an old fatigued house.



1.1 (Picture 1)



1.1 (Picture 2)



1.1 (Picture 3)



1.1 Torn, damaged, missing and deteriorated shingles exist throughout. Based on this observation I recommend a qualified roofing contractor evaluate further.

Roof covering was wet at time of inspection making evaluation very difficult.



1.6 (Picture 1)



1.6 Rear of home needs gutters badly. At present runoff is landing on the patio and either filtering towards the house or towards the patio.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. EAVE, SIDING, FOUNDATION WALLS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood



| | | Y | FN | N | MR | NI |
|------------|---|---|----|---|----|----|
| 2.0 | CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES | | | | ● | |
| 2.1 | CONDITION OF EXTERIOR WALL COVERINGS, FLASHING | | ● | | | |
| 2.2 | FOUNDATION WALLS AND MORTAR JOINTS (exterior) | | ● | | | |

Styles & Materials

SIDING

MATERIAL:

BRICK VENEER
WOOD TRIM

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

Y FN N MR NI



2.0 (Picture 1)



2.0 (Picture 2)

 **2.0** most are in poor condition and simply need replacing.



2.2 (Picture 1)

2.2 brick veneer settlement cracks exist at several locations which appear normal for a home this age and design.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



| | | Y | FN | N | MR | NI | Styles & Materials |
|------------|-----------------|---|----|---|----|----|--|
| 3.0 | WALLS | | ● | | | | FLOOR |
| 3.1 | CEILINGS | | ● | | | | COVERING(S): HARDWOOD |
| 3.2 | FLOORS | | ● | | | | CEILING MATERIALS: DRYWALL |
| | | | | | | | WALL MATERIAL: DRYWALL |

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

3.0 Homes built in this time frame may have old lead based paint, asbestos ceiling and/or floor tiles and other potential environmental/health concerns. We do not test for these items. If these items are a concern of yours further evaluation and testing should be considered by a qualified company.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



| | | Y | FN | N | MR | NI | Styles & Materials |
|-------------|--|---|----|---|----|----|---|
| 4.0 | SERVICE ENTRANCE CONDUCTORS | | • | | | | ELECTRICAL CONDUCTORS: 120/240 VOLT ABOVE GROUND ELEC. PANEL MANUFACTURER: CUTLER HAMMER PANEL CAPACITY: 100 AMP PANEL TYPE: CIRCUITS BRANCH WIRE 15 and 20 AMP: UNKNOWN WIRING METHODS: ROMEX |
| 4.1 | SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS | | • | | | | |
| 4.2 | BOND WIRE FROM ELEC PANEL TO METAL PLUMBING | | | | | • | |
| 4.3 | DOES THE METERBASE HAVE A GROUND WIRE AND ROD | • | | | | | |
| 4.4 | CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage) | | | | • | | |
| 4.5 | ARE THE CIRCUITS OR FUSES LABELED CLEARLY | | | | • | | |
| 4.6 | ARE THE CIRCUIT BREAKERS COMPATIBLE WITH THE PANEL | • | | | | | |
| 4.7 | CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls) | | • | | | | |
| 4.8 | LOCATION OF MAIN AND DISTRIBUTION PANELS | | • | | | | |
| 4.9 | ARE SMOKE DETECTORS PRESENT IN HOME | • | | | | | |
| 4.10 | OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) | | • | | | | |
| 4.11 | POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE | | • | | | | |

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

Y FN N MR NI

4.2 Did not locate bond wire. That doesn't mean it's not present but possibly that I simply couldn't find.



4.4 We do not remove the dead front service panel if further evaluation is needed. In this case better labeling is required for safety purposes. We recommend a qualified electrician properly label the service panel and while making these repairs further evaluate the breakers, wiring and compatibility.



4.5 There are no labels present at service panel which needs correction by a qualified electrician.

4.7 "Two-prong" outlets are outdated and ideally should be updated to three prong grounded outlets.



4.8 (Picture 1)

4.8 Main panel box is located at right side of home.

4.9 Recommend testing all smoke detectors, and replacing batteries upon moving in. Recommend installation of carbon monoxide detectors according to manufacturers recommendations.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. HEATING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Y FN N MR NI

| | | | | | | |
|------------|---|--|--|---|--|--|
| 5.0 | PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM | | | ● | | |
|------------|---|--|--|---|--|--|

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

Y FN N MR NI

Styles & Materials
NUMBER OF HEAT SYSTEMS
(excluding wood):
 NONE

5.0 This home is not equipped with central heating.

We do not inspect window units.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. CENTRAL AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Y FN N MR NI

| | | | | | | |
|------------|--|--|--|---|--|--|
| 6.0 | PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM | | | ● | | |
|------------|--|--|--|---|--|--|

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

Y FN N MR NI

6.0 This home is not equipped with central cooling. We do not inspect window units.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. ATTIC AND ROOF STRUCTURE

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



| | | Y | FN | N | MR | NI |
|-----|---|---|----|---|----|----|
| 7.0 | IS THERE AN ATTIC ACCESS | • | | | | |
| 7.1 | DO RAFTERS APPEAR TO BE IN GOOD CONDITION | • | | | | |
| 7.2 | ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION | | | • | | |
| 7.3 | ARE THERE ANY VISIBLE SIGNS OF DETERIORATION | | | • | | |
| 7.4 | IS THERE ANY DEBRIS IN ATTIC | | | • | | |
| 7.5 | IS THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC | | | • | | |

Styles & Materials

ATTIC INFO:
 PULL DOWN STAIRS
 STORAGE
 LIGHT IN ATTIC

ROOF
STRUCTURE:
 STICK-BUILT
 2 X 6 RAFTERS
 WOOD SLATS

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

Y FN N MR NI

7.0 The entire attic area was not inspected due to limited and/or no accessibility in some areas.



7.0 (Picture 1)

 Manufactures guidelines for attic pulldown stairs indicate mounting should occur with 16d nails or 1/4" X 3" lag screws. It appears non standard securing hardware has been used. Non standard hardware does not provide adequate sheer strength. Recommend proper hardware be installed.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. PLUMBING

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



| | | Y | FN | N | MR | NI | Styles & Materials |
|------------|--|---|----|---|----|----|---|
| 8.0 | INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES | | ● | | | | DISTRIBUTION: COPPER |
| 8.1 | INTERIOR DRAIN, WASTE AND VENT SYSTEMS | | ● | | | | PLUMBING |
| 8.2 | ANY LEAKS OR CROSS-CONNECTIONS ON SUPPLY OR WASTE LINES | | | ● | | | WASTE: PVC CAST IRON (OLD) |
| 8.3 | FUNCTIONAL FLOW (water pressure and volume) | | ● | | | | WATER SOURCE: PUBLIC |
| 8.4 | WATER HEATER | ● | | | | | |

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

8.0 Rubber washing machine hoses are not pressure tested, prone to unexpected failure, and are one of the leading homeowner insurance claims. We highly advise braided stainless steel hoses.

The tub drains far too slow.

8.1 Any time the washing machine is installed on a floor level with or above another finished floor, a washer pan plumbed to exterior should be considered to prevent damage caused by an overflowing washer or leak.

8.2 In virtually all occupied homes there are undercounter inspection restrictions including towels, personal items, toiletries, etc. We do the best we can to thoroughly inspect under counters however there are generally some obstructions.

Most of the plumbing waste line is cast-iron. The manufacturers expected life of cast-iron is 50 to 75 years. Some of the cast-iron waste line shows signs of deterioration and is starting to slow leak. Repairs or replacement in the future should be anticipated.

8.3 Water pressure at outside hose bib at time of inspection was between 60 and 80 psi which is an acceptable range.

8.4 Hot water temperature at time of inspection was between 110-125 degrees. This is a safe operating temperature.

No hot water heater was located. Most likely located inside a closet behind stored personal items.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



| | | Y | FN | N | MR | NI | Styles & Materials |
|------------|-------------------------|---|----|---|----|----|--|
| 9.0 | FOUNDATION WALLS | | ● | | | | FOUNDATION: POURED SLAB |
| | | | | | | | FLOOR STRUCTURE: POURED SLAB |
| | | | | | | | WALL STRUCTURE: 2 X 6 WOOD 2 X 4 WOOD |

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected

9.0 This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Summary

Home Inspectors of Middle Tennessee LLC

John Swygert
6017 Bethany Blvd.
Nashville, TN 37221
O 615-662-8199
M 615-268-4530
Tennessee License #144

Customer
Doug Revere

Property Address:
2809 27th Ave. S
Nashville TN 37212

The following items or discoveries indicate that these systems and/ or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a licensed specialist prior to close of escrow, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

We are proud of our services and trust you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the property to alert you to significant defects or adverse conditions. However, we may not have tested every outlet, and operated every window and door, or identified every problem. Our inspection is visual, latent items can exist. Our inspection is a visual report on the general condition of the property at a given time. As a homeowner you should expect problems to occur. Roofs will leak, crawlspaces/basements may have water problems, and systems may fail without warning. Therefore a comprehensive insurance policy should be maintained at all times. We cannot predict future events.

1. ROOFING, DRAINAGE, CHIMNEYS



Roofing

1.1 DOES THE ROOF COVERING APPEAR TO BE IN FUNCTIONAL CONDITION

Maintenance Repair or Replace



1.1 (Picture 1)



1.1 (Picture 2)



1.1 (Picture 3)

Torn, damaged, missing and deteriorated shingles exist throughout. Based on this observation I recommend a qualified roofing contractor evaluate further.

1.6 CONDITION OF RAIN GUTTERS

Maintenance Repair or Replace



1.6 (Picture 1)

Rear of home needs gutters badly. At present runoff is landing on the patio and either filtering towards the house or towards the patio.

2. EAVE, SIDING, FOUNDATION WALLS



General Summary

2.0 CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES

Maintenance Repair or Replace



2.0 (Picture 1)



2.0 (Picture 2)

most are in poor condition and simply need replacing.

4. ELECTRICAL



Electrical

4.4 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)

Maintenance Repair or Replace

We do not remove the dead front service panel if further evaluation is needed. In this case better labeling is required for safety purposes. We recommend a qualified electrician properly label the service panel and while making these repairs further evaluate the breakers, wiring and compatibility.

4.5 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Maintenance Repair or Replace

There are no labels present at service panel which needs correction by a qualified electrician.

7. ATTIC AND ROOF STRUCTURE



General Summary

7.0 IS THERE AN ATTIC ACCESS

Yes



7.0 (Picture 1)

Manufactures guidelines for attic pulldown stairs indicate mounting should occur with 16d nails or 1/4" X 3" lag screws. It appears non standard securing hardware has been used. Non standard hardware does not provide adequate shear strength. Recommend proper hardware be installed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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