



# AAA Home Inspections LLC

Inspector: Jim Wells 591-0708  
Tennessee State Lic: 417 ASHI Certification: 211127

## RE-INSPECTION of Completed REPAIRS

**Client:** Mike & Sarah Client

**Date of Inspection:** Thursday, July 20, 2004

**Inspection Address:** 1234 Maple Ln  
Maryville TN

**Type of House:** Contemporary Rancher, with crawlspace.

**Age of House:** 9 years, with 3 year old sunroom addition.

**Weather Conditions:** Sunny, 82 degrees.



### Right Side

#### RE-INSPECTION Note:

The original inspection was completed on June 19, 2004. Please refer to the original report in order to have a full understanding these completed repairs.

The original report can be found on the Sample Reports web page at: [1\) Contemporary Rancher - 9 years old - in pdf format.](#)



### Left Side



### Rear View



## **RE-INSPECTION of Completed REPAIRS:**

### **MAJOR ITEM**

#1 **Item #1 and #2 are combined together:**

NEW PHOTO - Item #1 and #2 in the original report:  
Floor Sag Problem:

The owner has installed a group of doubled LVL (laminated veneer lumber) beams directly under the THREE LARGE WALLS that “define” the living room and kitchen. The beams are supported by adjustable floor jacks on a masonry base. The repair appears to be adequate.



### **MAJOR ITEM**

#2 **Item #1 and #2 are combined together:**

NEW PHOTO - Item #1 and #2 in the original report:  
Floor Sag Problem:

- 1) The inspector checked the level of the floor surfaces next to each of the THREE LARGE WALLS, and found the floors to be basically level. (There is some variation in the floor surface, but this appears to be due to fluctuations in the 2x10 joists.)
- 2) The gaps in the wood trim have closed up, and the owner has repaired the cracks in the sheetrock and has repainted. All has been completed in a craftsman like manner.



### **MAJOR ITEM**

#3

ORIGINAL PHOTO - Item #3 & #20 in the original report:  
Water Leakage at Ridge Vent:

The owner has installed a new metal ridge vent along the entire length of the upper roof (about 60 feet in length). This appears to have corrected the leakage problem that was occurring at three or four places along the length of the original ridge vent.



### **MAJOR ITEM**

#4

ORIGINAL PHOTO - Item #4 in the original report:  
Excessive CO at Gas Furnace:

The owner had the HVAC gas package unit serviced, and the inspector retested the exhaust and found the CO (carbon monoxide) level to be well below 100 PPM. This increases the safety and efficiency of the gas furnace system.



### MAJOR ITEM

#5

ORIGINAL PHOTO - Item #5 in the original report:  
Garage Door Closing Force:

The owner had the garage door serviced, and the inspector retested the garage door opener and found the closing force and reverse mechanism to be working properly.



### MAJOR ITEM

#6

NEW PHOTO - Item #6 in the original report:  
Damaged Dryer Vent:

The owner has installed a new 4" PVC dryer vent pipe (about 40 feet in length). The pipe is well supported and is sloped toward the outside (for condensation drainage).



### SAFETY ITEM

#7

NEW PHOTO - Item #7 in the original report:  
No GFCI on Sunroom Exterior:

The owner has installed TWO new GFCI receptacles on the exterior of the sunroom addition.



### SAFETY ITEM

#8

ORIGINAL PHOTO - Item #8 in the original report:  
Microwave Circuit Tripping:

The owner has installed a new dedicated circuit for the microwave oven in the kitchen.



### SAFETY ITEM

#9

NEW PHOTO - Item #9 in the original report:  
Loose Cable Cover:

Located at the base of the main electrical panel, the owner has reattached the metal cable cover. The has been performed in a craftsman like manner.



### SAFETY ITEM

#10

NEW PHOTO - Item #10 in the original report:  
Labeling Missing at Circuit Breakers:

Located at the main electrical panel, the circuit breakers have been properly labeled by the owner.



### SAFETY ITEM

#11

NEW PHOTO - Item #11 in the original report:  
Grounding Rod Not Visible:

Located below the main electric panel, the owner has properly exposed the grounding rod connection, and the proper clamp is present.

Note: Several inches of gravel have been installed which increases the rain water penetration. This improves the quality of the electrical grounding.



### SAFETY ITEM

#12

NEW PHOTO - Item #12 in the original report:  
Mortar Joint Deterioration at Front Steps:

Located at the front steps, the owner has re-pointed the mortar joints at the loose brick pieces. The has been performed in a craftsman like manner.



### **STRUCTURAL ITEM**

#13

NEW PHOTO - Item #18 in the original report:  
Shim Defect on Crawlspace Piers:

The owner has installed new shims on top of THREE of the block piers inside the crawlspace. The shims are a combination of wide lumber, engineered plywood, and aluminum flat bar. The repair appears to be adequate and has been performed in a craftsman like manner.



### **WATER INFILTRATION ITEM**

#14

NEW PHOTO - Item #21 in the original report:  
Water Damage to Attic Stairway:

The owner has installed a new fold-down attic stairway, and according to the owner the leakage at the ridge vent has been repaired.

Note: Some new water stains were seen on the plywood panel of the new stairway. According to the owner, this occurred before the final repair to the ridge vent.



### **WATER INFILTRATION ITEM**

#15

ORIGINAL PHOTO - Item #22 in the original report:  
Water Leakage at Roof Valley:

The owner has installed aluminum sheet metal under the shingles in the lower section of this roof valley. The repair appears to be adequate.

Note: It would be wise to monitor this area after several months of additional rain fall.



### **WATER INFILTRATION ITEM**

#16

ORIGINAL PHOTO - Item #23 in the original report:  
Poorly Sealed Flashing at Vent :

Located at the roof flashing for the fireplace vent pipe, new tar caulking has been applied at the outside edges of the metal flashing. The repair appears to be adequate. (No evidence of leakage was seen inside the attic.)



### **WATER INFILTRATION ITEM**

#17

ORIGINAL PHOTO - Item #25 in the original report:  
Downspout Drain Line Plugged:

The exit end and piping for the underground drain line (which is attached to the sunroom downspout) has been repaired. The repair appears to be adequate.



### **PLUMBING ITEM**

#18

ORIGINAL PHOTO - Item #26 in the original report:  
Moisture Under Tile at Commode:

According to the owner, a new wax ring has been installed under the commode in the guest bathroom.



### **PLUMBING ITEM**

#19

ORIGINAL PHOTO - Item #27 in the original report:  
Water Dripping at Tub Control:

According to the owner, the internal washers and springs have been replaced inside the tub control in the guest bathroom. The water drip has been stopped.



### **PLUMBING ITEM**

#20

ORIGINAL PHOTO - Item #28 in the original report:  
Commode Not Secure - Rocking:

According to the owner, a new wax ring has been installed under the commode in the master bathroom, and shims have been installed to prevent the rocking.



### HVAC ITEM

#21

NEW PHOTO - Item #30 in the original report:  
Water Damage to Attic Stairway:

The owner has installed new R-13 fiberglass batt insulation on ALL of the vertical cathedral ceiling walls located inside the attic. The repair has been performed in a craftsman like manner.



### HVAC ITEM

#22

NEW PHOTO - Item #31 in the original report:  
Gable End Vents Open:

The owner has installed a heavy plastic sheeting over ALL of the gable end vents in order to prevent the "short circuiting" of the ridge vent / soffit vent system. The installation has been performed in a craftsman like manner.



### HVAC ITEM

#23

NEW PHOTO - Item #32 in the original report:  
Moisture Barrier Partially Missing:

The owner has installed a new plastic moisture barrier inside the crawlspace. The installation has been performed in a craftsman like manner.



### PEST INFILTRATION ITEM

#24

NEW PHOTO - Item #36 in the original report:  
HVAC Package Unit Not Well Sealed:

The owner has installed new metal trim at the HVAC package unit in order to prevent pest infiltration into the crawlspace. The installation has been performed in a craftsman like manner.



### MISCELLANEOUS ITEM

#25

NEW PHOTO - Item #37 in the original report:  
Metal Soffit Sagging:

Located at the rear of the house, the owner has re-attached the metal soffit that was sagging downward. The repair has been performed in a craftsman like manner.



### MISCELLANEOUS ITEM

#26

NEW PHOTO - Item #38 in the original report:  
Sheetrock Crack inside Sunroom:

According to the owner, the crack in the sheetrock has been reinforced with new screws at the joint, new compound applied, and then repainted. The repair has been performed in a craftsman like manner.



### MISCELLANEOUS ITEM

#27

ORIGINAL PHOTO - Item #43 in the original report:  
Old tires & Debris in Crawlspace:

The owner has removed ALL of the old tires and debris, which were located inside the crawlspace.

**AAA  
HOME  
INSPECTIONS  
LLC**

#28



"Why Buy, Then Cry ?"

# Invoice

Invoice Date: 7/20/2004

Invoice Number: 1000

## AAA Home Inspections LLC

1223 Newcastle Way  
Maryville TN 37803

Web Site: [aaa-inspect.com](http://aaa-inspect.com)

Phone: (865) 591-0708

### Client:

- Mike & Sarah Client

1234 Maple Ln

Maryville

TN

Item	Description	Qty/Hours	Price/Rate	Total
* Inspection: HOURLY- INSPECTION	HOURLY RATE - Inspection Time	1.5	40	60.00
* Inspection: HOURLY- REPORT	HOURLY RATE - Report Writing.	2	40	80.00

### Note:

*Please send payment within 24 hours  
of receiving the inspection report. Thank You*

### Total Fee:

140.00