Confidential Inspection Report

LOCATED AT:

123 Sample Street
Thompson's Station, TN 37179

PREPARED EXCLUSIVELY FOR:

John and Jane Doe

INSPECTED ON:
Monday, February 26, 2018

Inspector, Veo Moore TN00198
UltraSound Home Inspections

Dear John and Jane Doe,

Enclosed is the report for the property inspection we conducted for you on Monday, February 26, 2018 at:

123 Sample Street
Thompson's Station, TN 37179

At your request a visual inspection of the above referenced property was performed. This inspection report reflects the visual conditions of the property at the time of the inspection only. Obviously hidden or concealed defects cannot be included in this report and cosmetic items are not addressed as they are subjective. No warranty is either expressed or implied. This report is neither an insurance policy nor a warranty service. An earnest effort was made on your behalf to discover all VISIBLE reportable conditions. If the structure was occupied during the inspection, we recommend you or your agent perform a final walk thru prior to closing to ensure no previously hidden damage exists. However, in the event of an oversight, please contact our office @ (615) 476-1967 so we can further investigate. The following is an opinion summary report, expressed as a result of the VISUAL inspection. Please review limitations contained in the inspection and the service agreement (read and signed by you prior to the inspection.) The role of the inspector is not necessarily intended to identify a repair list for the seller. Potential buyers often incorrectly view a property inspection report as a mandatory repair list for every condition discovered. Private Real Estate Inspectors, unlike city and county inspectors, are not code enforcement officers. Our primary objective is to educate the buyer about the working components of the structure along with the discovery of any VISIBLE conditions that might require repairs and/or maintenance. Most building structures have some minor and major conditions that need addressing. Home ownership verses leasing/renting carries certain responsibilities such as; routine maintenance, repair, and the replacement of aging components. The inspection report is provided in both a summary format and a detailed format. The summary format is provided as a quick reference and does not replace the need to read the detailed report in full. You should not rely solely on the summary but rather review and read your detailed report in it's entirety. The detailed report will assist in fully understanding all of the inspector's findings, as there may be items important to you but not included in the summary report.

Thank you again for choosing Ultra Sound Home

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SAFT = Dangerous condition that should be corrected as soon as possible.
REPR = Potentially serious issue that should be addressed.
REC = Upgrade recommended, but not required
FYI = An item that should be monitored in the future

Sincerely,

Inspector, Veo Moore TN00198 UltraSound Home Inspections

Table of Contents

Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

INSPECTION CONDITIONS

Houses built prior to the late 1970s have a good possibility of containing lead base paint, asbestos, and other materials that were discontinued at that time period due to hazardous related health concerns. The testing of any suspect material as well as environmental issues is beyond the scope of the Tennessee Standards of Practice and is not part of this inspection. In addition, if the paint on the house is lead base paint and is in need of scrapped/sanded prior to repainting, or if the building contains other hazardous materials such as those mentioned above, the cost for the removal and preparation could be rather expensive. If any type of remodeling/renovation is necessary or needed in the near future, further investigation as well as cost estimates should be obtained prior to closing.

Client & Site Information

INSPECTION APPOINTMENT TIME
1: - 8 am

ACCESS PERSON
2: - Builder -Door was open

Additional Services Performed

RADON GAS TEST
FYI **3: -** A radon test was requested by the purchaser of this property. A continuous radon monitor will be placed in the lowest living area of the structure for a minimum of 48 hours. The test results will be emailed to the client as well as their realtor the night the machine is retrieved from the subject property.

Climate Conditions

INSPECTION DAY WEATHER
4: - Clear

TEMPERATURE AT TIME OF INSPECTION
5: - 40's

HOW LONG SINCE LAST MEASURABLE RAIN
6: - Earlier that morning

Building Characteristics

ESTIMATED AGE OF HOUSE
7: - Built in year New Construction

BUILDING TYPE
8: - Traditional

STORIES
9: - 2

Other Information

HOUSE OCCUPIED?
10: - No

PEOPLE PRESENT DURING INSPECTION
11: - Purchaser
12: - Trades People

SITE INFORMATION

General Exclusions. Home inspectors are not required to report on: 1. Life expectancy of any component or system. 2. The cause(s) of the need for a repair. 3. The methods, materials, and costs of corrections. 4. The suitability of the property for any specialized use. 5. Compliance or non-compliance with adopted codes, ordinances, statutes, regulatory requirements or restrictions. 6. The market value of the property or its marketability. 7. The advisability or inadvisability of purchase of the property. 8. Any component or system that was not inspected. 9. The presence or absence of pests such as wood damaging organisms, rodents, or insects; or 10. Cosmetic damage, underground items, or items not permanently installed. Home inspectors are not required to: 1. Offer warranties or guarantees of any kind. 2. Calculate the strength, adequacy, or efficiency of any system or component. 3. Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. 4. Operate any system or component that is shut down or otherwise inoperable. 5. Operate any system or component that does not respond to normal operating controls. 6. Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. 7. Determine the effectiveness of any system installed to control or remove suspected hazardous substances. 8. Predict future condition, including but not limited to failure of components. 9. Project operating costs of components. 10. Evaluate acoustical characteristics of any system or component. 11. Inspect special equipment or accessories that are not listed as components to be inspected in this rule. FYI - The number 1 cause of catastrophic deck failures is either the lack of or improper installation of deck flashing. It is impossible for the inspector to determine if flashing is properly installed where the patio deck attaches to the structure as well as under the entry door if one is present. The flashing prevents moisture from penetrating the structure causing decay in the outer rim joist where the deck attaches to the building. It is recommended by our company that these areas be kept caulked and sealed and inspected annually for wood decay. FYI - According to the National Fire Protection Association, carbon monoxide detectors are recommended in houses that are equipped with gas appliances and should be centrally located outside of each separate sleeping areas and in the immediate vicinity of the bedrooms.

Site

SITE DRAINAGE
13: - Satisfactory - The lot appears to have adequate drainage to prevent water from ponding. Your inspector is not qualified to determine the makeup of the soil. If soil stability or expansive soil conditions are a concern, please consult a Geotechnical Engineer.

VEGETATION
14: - The shrubs/bushes and trees appear satisfactory.

Paving Condition

DRIVEWAY CONDITION
15: - Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

WALKWAY CONDITION
16: - Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Front Entry Stoop

ENTRYWAY STOOP CONDITION
17: - Satisfactory - The entryway stoop appears to be in functional condition.

FRONT ENTRY DOOR
18: - Satisfactory - The front entry door appears in satisfactory condition as noted from the exterior of the building.

ENTRY STOOP LIGHT
19: - The entry stoop light functioned and appeared satisfactory.

ELECTRICAL OUTLET
20: - The electrical outlet is GFCI protected and functioned as designed when tested.

DOORBELL
21: - Yes - At least one exterior door has a working doorbell.

HANDRAIL/GUARDRAIL
22: - Satisfactory - The entry stoop handrail is in satisfactory condition and appears to meet today's minimum standards.

Patio

SLAB/FLOOR CONDITION
23: - Satisfactory - The visible portions of the patio floor slab appear to be in satisfactory condition.

PATIO DOOR
24: - Satisfactory - The patio entry door appears in satisfactory condition as noted from the exterior of the building.

REPR **25: -** Caulk/sealant is needed on the threshold at the patio door to be more energy efficient.

PATIO LIGHT
26: - The entry stoop light functioned and appeared satisfactory.

ELECTRICAL OUTLET
27: - The electrical outlet is GFCI protected and functioned as designed when tested.

PATIO STOOP CONDITION
28: - Satisfactory - The patio steps appear to be in functional condition.

PATIO ENCLOSURE CONDITION
29: - Satisfactory - The patio enclosure is functional.

Utility Services

UTILITIES STATUS
30: - All utilities on

ELECTRIC SERVICE TYPE
31: - Underground.

SERVICE/ENTRANCE/METER
32: - Underground - Under ground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of underground cable before digging.

SERVICE VOLTAGE
33: - The incoming electrical service to this structure is 120/240 volts.

WATER SOURCE
34: - Determining the type of water source that supplies water to the structure is beyond the Tennessee Standards of Practice and is unknown.

SEWAGE DISPOSAL SYSTEM

35: - Determining what type of sewage disposal system the structure has is beyond the TSOP (Tennessee Standards of Practice). This should be further investigated and verified by the sellers/listing agent. In addition, inspecting Septic Systems are also outside the scope of the home inspection. If one exists, our company recommends having the septic system evaluated by a qualified professional septic company to determine if the tank is in need of pumping and if the internal baffles are in place. It is also very important that the field lines are clear and in an acceptable condition.

Gas Services

GAS-FIRED EQUIPMENT INSTALLED

36: - Furnace.

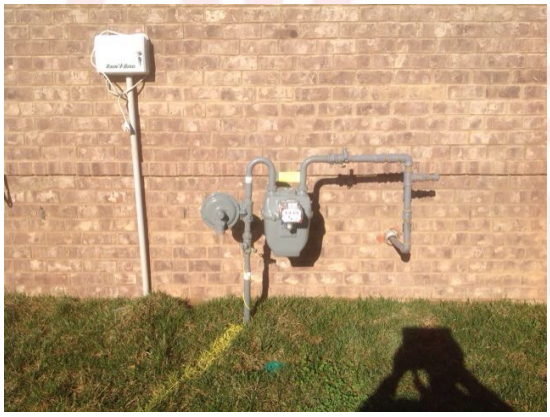
37: - Water heater.

38: - Gas log set in the fireplace.

39: - Gas Cooktop

LOCATION OF METER

40: - Right side of the house.



MAIN GAS SHUT OFF VALVE
41: - The main gas shut off valve is located at the meter base. This is important to know in case of an emergency. Valve can be turned to the off position with an adjustable wrench by aligning up the holes on the meter valve. See location of meter above.

TYPE OF GAS SUPPLY
42: - Natural Gas.

GAS LINE PRIMARY PIPING MATERIAL
43: - Black Iron Pipe.

PIPING INSTALLATION - ROUTING - SHUTOFFS - HANGERS - SUPPORTS
44: - Satisfactory - Gas supply piping as installed appears adequate.

EXTERIOR BUILDING COMPONENTS

The home inspector is not required to inspect: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Fences. 3. For the presence of safety glazing in doors and windows. 4. Garage door operator remote control transmitters. 5. Geological conditions. 6. Soil conditions. 7. Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise provided in this rule. 8. Detached buildings or structures. 9. For the presence or condition of buried fuel storage tanks.

Exterior Components

EXTERIOR SIDING MATERIALS
45: - Brick.

46: - Fiber Composite Panels.

SIDING CONDITIONS
47: - Satisfactory - The siding appears to be in serviceable condition.

REPR **48: -** Missing section of brick was noted at the rear patio door leaving a gap in the siding.

REPR **49: -** Missing siding and/or trim was noted at the bay of windows above the garage, leaving a section of the framing members exposed. Repairs are needed to insure a water tight seal.

EAVES, SOFFIT, FASCIA, TRIM MATERIALS
50: - Composite Material

EAVES,SOFFIT,FASCIA,TRIM CONDITION
51: - Appears to be in satisfactory condition.

CONDITION OF PAINTED SURFACES
52: - The finish/exposed areas requiring paint or stain appear to be in satisfactory condition. Areas generally requiring paint/stain should be monitored periodically to make sure the areas are caulked and sealed to prevent damage caused by moisture penetration. This is considered normal maintenance.

WINDOWS TYPE
53: - Single Hung

WINDOWS INSULATION
54: - Insulated glass windows.

WINDOW EXTERIOR CONDITION
55: - The window framing and glass are in a satisfactory condition. Note: It is impossible to determine the existence of waterproof flashings or their proper installation as they are hidden within the structure of the wall. It is the sellers responsibility to disclose any known past or present water intrusion conditions.

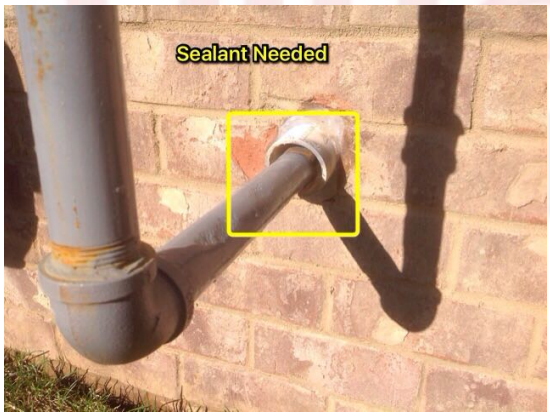
REPR **56: -** The screen at the upstairs bedroom window is damaged and in need of repair.

WINDOW SHUTTER

57: - The window shutters appear to be in satisfactory condition and are properly attached to the siding of the house.

STRUCTURAL CAULKING

REPR **58: -** Missing/shrinking caulk was noted at pipe/wiring penetration holes on the right side(s) of the home at the gas line penetration and the left side at the garage lights. All areas where mechanical pipe and wiring enter the structure should be sealed to prevent small animals and moisture penetration.



REPR **59: -** Missing/shrinking caulk was noted at several of the window(s) around the structure. The perimeter and all gaps around windows should be thoroughly caulked to prevent moisture penetration and damage to the inner wall.

REPR **60: -** Mortar/sealant is needed where the brick veneer and trim siding intersect above the garage door opening. This is to insure a water tight seal.

EXTERIOR RECEPTACLES/SWITCHES

61: - The electrical outlet(s) are GFCI protected and functioned as designed when tested.

EXTERIOR LIGHTING

62: - The exterior lighting appears functional, providing an added security benefit.

EXTERIOR HOSE BIBS
63: - The external hose bibs were tested and appeared to function as designed. It is recommended not to leave garden hoses connected to them when freezing temperatures are possible. Damage to the valve or piping could result.

ROOF GUTTER SYSTEM
64: - The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

GUTTER DOWNSPOUTS
65: - The downspouts are properly attached to the structure and appear to be in satisfactory condition.

ROOF DRAINAGE
66: - The roof drainage appears to be in satisfactory condition. Underground drain pipes were noted to channel water away from the structure. Any roof drainage system should channel water a minimum of 4 feet away from the structure. The testing of water drainage is beyond the scope of this inspection. It is further recommended that any underground drainage system be flushed at least once a year.

EXTERIOR EXHAUST VENTS
67: - The exhaust vents exiting the building appear in satisfactory condition.

DRYER VENTILATION
68: - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Foundation

TYPE OF FOUNDATION
69: - Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

FOUNDATION MATERIALS
70: - Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8 " x 16 " and 8 inch es wide.

EXTERIOR FOUNDATION WALL VIEW
71: - The foundation walls have been covered with a masonry veneer product making it difficult to view and determine any type of movement or settlement cracks that may have occurred.

EXTERIOR WALL CRACKS NOTED
72: - No visible cracks were found in the foundation wall and or brick veneer siding during the exterior examination.

PERIMETER FOUNDATION DRAINAGE SURFACE
73: - The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area. The ground should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet.

HVAC

The home inspector is not required to: 1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage. 2. Inspect window air conditioners. 3. Inspect the uniformity or adequacy of cool-air supply to the various rooms. Limitations - The HVAC cooling system was operated using normal controls only. The units were not disassembled to inspect which is beyond the scope of the inspection and the condition of it's internal components were undetermined. The average life expectancy of this component is approximately 15 to 20 years assuming normal maintenance is performed per the manufacture. We recommend if the unit is 5 years old or older, it be further evaluated by a qualified licensed HVAC contractor prior to closing . The home inspector is not required to: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish solid fuel fires. 4. Inspect Interior of flues, Fireplace insert flue connections, Humidifiers, Electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. Limitations - The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes as this requires dismantling the unit which is beyond the scope of this inspection. It is also beyond the Tennessee Standards of Practice for our inspectors to light pilot lights on any gas appliances. In addition, asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are also beyond the scope of this inspection. Have these systems evaluated by a qualified professional. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

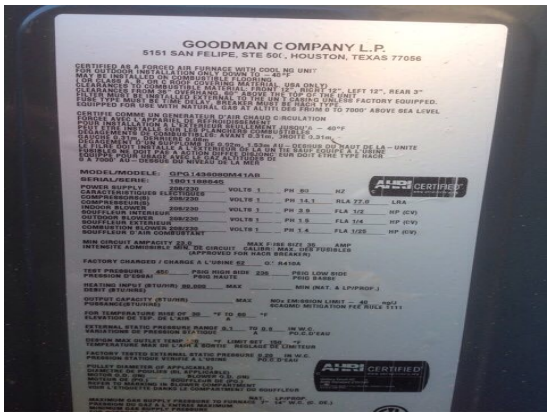
A/C Main Level

UNIT/CONDENSER LOCATION
74: - Right Side of house.

MAKE
75: - Goodman Mfg.

APPROXIMATE AGE OF UNIT.

76: - New



SIZE

77: - 3 Ton In this portion of the country, 1 tonnage of ac capacity can cool approximately 600 square feet of living space.

TYPE

78: - Refrigerated System. This refrigerated unit is a self contained unit that draws air from the interior of the house, cools it through the circulation of liquid refrigerant, and discharges it back into the various cooling registers located through out the house. In the winter season, these components shut down as the gas furnace located in the same unit takes over and heats the house through the same registers.

CONDENSER CLEAR OF OBSTRUCTION

79: - The clearance around the unit appears to be sufficient. Most manufactures recommend at least 3' of clearance around the condensing cabinet for proper cooling efficiency. Bushes and scrubs should be kept trimmed to meet this requirement.

CONDENSER CABINET LEVEL

80: - Satisfactory- The condensing cabinet appears to be within 5-10 degrees of level.

CONDENSING CABINET CONDITION

81: - The condensing cabinet is in tact and appears to be in good condition.

CONDENSING COIL CONDITION

82: - Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

CONDENSATE DRAIN LINE/PUMP

83: - Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

SERVICE DISCONNECT

84: - Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

UNIT TESTED

FYI **85: -** The outside temperature was below 65 degrees, preventing the testing of the AC unit. Most manufacturers instructions suggest not operating the system at temperatures below 65 degrees.

OVERALL CONDITION OF A/C UNIT

REC **86: -** The outside temperature was below 65 degrees, preventing the testing of the AC unit. Most manufacturers instructions recommend not operating the system at temperatures below 65 degrees due to possibility of damaging the compressor. UltraSound recommends further evaluation by a qualified professional prior to closing. The average life of this component is approximately 15 to 20 years assuming normal maintenance is performed per mfg.

A/C Upper Level

UNIT/CONDENSER LOCATION

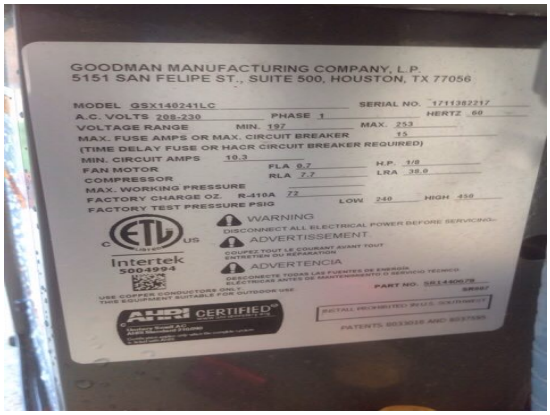
87: - Right Side of house.

MAKE

88: - Goodman Mfg.

APPROXIMATE AGE OF UNIT.

89: - New



SIZE

90: - 2 Ton In this portion of the country, 1 tonnage of ac capacity can cool approximately 600 square feet of living space.

TYPE
91: - This cooling system contains two major components, one unit is located on the outside of the house which is referred to as the condenser/compressor, and the other half is normally found in the basement, closet or attic, which is referred to as the air handler. In the cooling mode a liquid refrigerant circulates from each of these two components transferring heat from the inside of the house to the exterior.

INSULATION WRAP ON THE A/C REFRIGERANT LINE
92: - Satisfactory

CONDENSER CLEAR OF OBSTRUCTION
93: - The clearance around the unit appears to be sufficient. Most manufactures recommend at least 3' of clearance around the condensing cabinet for proper cooling efficiency. Bushes and scrubs should be kept trimmed to meet this requirement.

CONDENSER CABINET LEVEL
94: - Satisfactory- The condensing cabinet appears to be within 5-10 degrees of level.

CONDENSING CABINET CONDITION
95: - The condensing cabinet is in tact and appears to be in good condition.

CONDENSING COIL CONDITION
96: - Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

CONDENSATE DRAIN LINE/PUMP
97: - Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

SERVICE DISCONNECT
98: - Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

UNIT TESTED
FYI **99: -** The outside temperature was below 65 degrees, preventing the testing of the AC unit. Most manufacturers instructions suggest not operating the system at temperatures below 65 degrees.

OVERALL CONDITION OF A/C UNIT
REC **100: -** The outside temperature was below 65 degrees, preventing the testing of the AC unit. Most manufacturers instructions recommend not operating the system at temperatures below 65 degrees due to possibility of damaging the compressor. UltraSound recommends further evaluation by a qualified professional prior to closing. The average life of this component is approximately 15 to 20 years assuming normal maintenance is performed per mfg.

Gas Heat Main Level

HEATING SYSTEM LOCATION
101: - The heating unit is packaged with the a/c unit.

HEATING SYSTEM TYPE
102: - The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

FUEL SOURCE
103: - The fuel source is natural gas.

MAKE
104: - Goodman Mfg.

FLUE CONDITION
105: - Satisfactory - The visible portions of the furnace/boiler flue pipe as installed appears to be in satisfactory condition.

UNIT TESTED
106: - Yes- The heating system was operated and tested using normal controls.

GAS FURNACE CONDITION
107: - The gas furnace was operated using normal controls and appeared to function as designed. The heating unit was not disassembled and inspected which is beyond the scope of the inspection and the condition of it's internal components was undetermined. Properly maintained, the life expectancy of this type unit is 15-20 years.

HEAT EXCHANGER INSPECTED
FYI **108: -** Due to the unit having to be disassembled to view only a fraction of the heat exchanger which is beyond the scope of the inspection, the exchanger was not inspected.

CARBON MONOXIDE TESTED
FYI **109: -** No. Measuring the carbon monoxide levels is beyond the scope of the inspection.

GAS PIPING CONDITION
110: - The gas line is properly installed and supported with a settlement trap installed.

SECONDARY AIR ADEQUACY
111: - Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

CUT OFF SAFETY SWITCH
112: - Satisfactory - The installed service disconnect appears satisfactory and is located within sight of the air handler.

BLOWER CONDITION
113: - Satisfactory - The blower assembly appears to be performing as expected.

FILTER TYPE
114: - Disposable Type

FILTER CONDITION
115: - Satisfactory - The f ilter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

THERMOSTAT LOCATION
116: - The thermostat is located in the kitchen.

THERMOSTAT CONDITION
117: - Satisfactory - The thermostat worked properly when tested.

HVAC DUCTS
118: - The visible HVAC ducts appear in satisfactory condition and are properly secured.

Gas Heat Upper Level

HEATING SYSTEM LOCATION
119: - The heating unit is located in the attic.

HEATING SYSTEM TYPE
120: - The furnace is a newer high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

FUEL SOURCE
121: - The fuel source is natural gas.

MAKE
122: - Goodman Mfg.

APPROXIMATE AGE OF UNIT.
123: - Date of Mfg New

FLUE TYPE
124: - The flue pipe is a "B" Type pipe which is made from double wall metal. As it exits the building it cannot be within 1" of any flammable material.

FLUE CONDITION
125: - Satisfactory - The visible portions of the furnace/boiler flue pipe as installed appears to be in satisfactory condition.

UNIT TESTED
126: - Yes- The heating system was operated and tested using normal controls.

GAS FURNACE CONDITION
127: - The gas furnace was operated using normal controls and appeared to function as designed. The heating unit was not disassembled and inspected which is beyond the scope of the inspection and the condition of it's internal components was undetermined. Properly maintained, the life expectancy of this type unit is 15-20 years.

HEAT EXCHANGER INSPECTED
FYI **128: -** Due to the unit having to be disassembled to view only a fraction of the heat exchanger which is beyond the scope of the inspection, the exchanger was not inspected.

CARBON MONOXIDE TESTED
FYI **129: -** No. Measuring the carbon monoxide levels is beyond the scope of the inspection.

DRIP PAN
130: - Yes- The HVAC back up drain pan has both a back up shut off float switch installed along with a drain line plumbed to the exterior of the building.

CONDENSATE DRAIN LINE/PUMP
131: - Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

INSULATION WRAP ON A/C REFRIGERANT LINE
132: - Satisfactory

GAS PIPING CONDITION
133: - The gas line is properly installed and supported with a settlement trap installed.

SECONDARY AIR ADEQUACY
134: - Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

CUT OFF SAFETY SWITCH
135: - Satisfactory - The installed service disconnect appears satisfactory and is located within sight of the air handler.

BLOWER CONDITION
136: - Satisfactory - The blower assembly appears to be performing as expected.

FILTER TYPE
137: - Disposable Type

FILTER CONDITION
138: - Satisfactory - The f ilter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

THERMOSTAT LOCATION
139: - The thermostat is located in the Upstairs Hallway .

THERMOSTAT CONDITION
140: - Satisfactory - The thermostat worked properly when tested.

HVAC DUCTS
141: - The visible HVAC ducts appear in satisfactory condition and are properly secured.

ROOF INFORMATION

The home inspector is not required to: 1. Walk on the roofing. 2. Inspect attached accessories including solar systems, antennae, and lightning arrestors. FYI - The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Hail damage is also common to roofs in this area but it not always visible. If damage is not noticeable in the metal roof vents or flashing, it may take up to a full year or longer for hail stone impact damage to appear.

TYPE ROOF
142: - Gable

COVER LAYERS
143: - The roof covering on the main structure appears to be the first covering.

ROOF COVERING MATERIALS
144: - Composite Shingles. These consist of fiberglass mat with asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

UNDERLAYMENT NOTED
145: - Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

CONDITION OF ROOF COVERING MATERIAL
146: - Satisfactory - The visible portions of the roof covering material appears to be in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern. Asphalt roof shingles commonly last in this area from 12 to 25 years depending on a number of factors. Roofs with dormers, valleys, chimneys, skylights, etc., should be checked every two years and annually as they approach the end of their life expectancy.

SLOPE
147: - High slope is considered to be 7 in 12, or higher.

FLASHING
148: - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

EXPOSED NAIL HEADS
FYI **149: -** Not viewable from ground level.

GAS EXHAUST VENTS NOTED FROM ROOF VIEW
150: - There is at least one gas-fired vent stack that protrudes through the roofline.

PLUMBING VENT PIPE BOOT
151: - The rubber vent pipe boot (s) appear to be in satisfactory condition the day of the inspection from the ground level being viewed by binoculars. FYI - It is often difficult and sometimes impossible to determine the condition of the boots when they are inspected from the ground level. If the roof/boots are approximately 5 years old or older, consideration should be given to having the boots further inspected by a qualified roofing contractor prior to closing to determine if replacement is needed.

VENT PIPING CONDITION
152: - The visible portions of the plumbing vent piping appears satisfactory.

MEANS OF ROOF INSPECTION
FYI **153: -** Binoculars were used to view the roof covering. The roof surface was not walked on due to it being wet from rain making it hazardous to the inspector.

VALLEYS
154: - Satisfactory - The valleys appear to be in satisfactory condition.

155: - The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

RIDGES
156: - The ridge covering material appears to be in satisfactory condition.

VENTILATION HI/LOW
157: - Satisfactory - There appears to be adequate ventilation installed. The structure is equipped with.

158: - Ridge Vents on each eve.

159: - Soffit Vents located between the gutter and exterior walls.

EVIDENCE OF LEAKAGE
160: - No -

COMMENT
REC **161: -** A small amount of Construction debris was noted on the roof along the rear of the home. Recommend having the debris removed.

GARAGE INFORMATION/CONDITION

SIZE OF GARAGE
162: - Two car garage.

NUMBER OF OVERHEAD DOORS
163: - There is a single overhead door.

OVERHEAD DOOR (S) AND HARDWARE CONDITION
164: - The overhead door appears to be in satisfactory condition and is functional.

AUTOMATIC OVERHEAD DOOR OPENER (S)

165: - The overhead door opener appears to function appropriately.

SAFETY REVERSE SWITCH ON THE AUTOMATIC OPENER

SAFT **166: -** The garage door opener currently requires greater resistance to reverse the direction of the door when closing than is needed to be operated in a safe condition. Adjustment are needed to the "downward force" screw behind the light cover lens on the door opener to reduce this force. See owner's manual for proper setting. Safety issue. (FYI - Some Genie brand door openers do not have an adjustment screw to adjust this tension).

SAFETY REVERSE BEAM SENSOR

167: - The safety reverse light beam sensors appear satisfactory when tested preventing the door from closing when sensor's light beam was broken as the door was being lowered.

OVERHEAD DOOR DRAINAGE

168: - The ground slope outside the garage door (s) appears adequate to properly channel the rain water away from the garage door area.

OVERHEAD DOOR JAMBS

169: - The garage door jambs appear to be in satisfactory condition with no damage or decay.

REC **170: -** The metal trim that surrounds the garage door jamb needs caulked and sealed where it intersects with the brick to prevent moisture from penetrating the area causing decay 2x framing members.

ENTRY DOOR TO STRUCTURE
171: - The entry door to the main structure is in satisfactory condition.

ENTRY STEPS/HANDRAIL
172: - The entry stoop steps meet the necessary requirements and appear in satisfactory condition.

FLOOR CONDITION
173: - The visible portions of the garage floor appear to be in satisfactory condition.

WALL CONDITION
REPR **174: -** The interior wall of the garage does not properly enclose the space under the garage entry landing area causing a breach in the required Fire wall separation. Recommend having the issue repaired so that the living space has the required Fire separation from the garage area.

CEILING
175: - The ceiling in the garage appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

ELECTRICAL SERVICE TO GARAGE
176: - The garage electrical outlets, except for dedicated circuits, are protected with Ground Fault Circuit Interrupt protection as required by current standards. FYI: A refrigerator/freezer should not be plugged into a GFCI electrical outlet (garage).

LIGHTING
177: - The ceiling lights in the garage appear to be in satisfactory condition.

WINDOW CONDITION
178: - The windows and associated hardware in the garage appears to be in satisfactory condition. FYI - Thermopane windows that are dirty or out of reach are sometimes difficult for the inspector to determine if they have lost their thermo seal. The only way to determine this is by having them cleaned and further inspected.

SMOKE DETECTOR
179: - Noted FYI - For various reasons the smoke detector installed in the garage was not tested by the inspector. It is recommended the detectors be tested per the manufacture instructions and the batteries be replaced annually.

GAS APPLIANCES IN GARAGE AREA?
180: - Yes - Any gas appliance located on the floor in a garage must have the combustion chamber located at least 18 inches above the floor and not accessible to damage by a vehicle, or be in a separate enclosure. Appliance installation appears to be within this general guideline. The following appliances are installed in the garage in a satisfactory manner unless stated otherwise.
1: Water heatet

GARAGE FOUNDATION
181: - The visible portions of the garage foundation appear satisfactory.

ELECTRICAL SYSTEMS

The home inspector is not required to: 1. Insert any tool, probe, or testing device inside the panels. 2. Test or operate any over current device except ground fault circuit interrupters. 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. 4. Inspect 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. In addition, standards generally recognize that the life expectancy of electrical panels are approximately 45 years. FYI - If the structure is equipped with aluminum branch wiring, periodic inspections and maintenance is required by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have defective bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home including basements. Smoke detectors should be tested monthly and the batteries replaced twice a year. Detectors should also be replaced every 10 years. This does not imply that there is adequate coverage by the existing detector(s) or if they are functioning as designed.

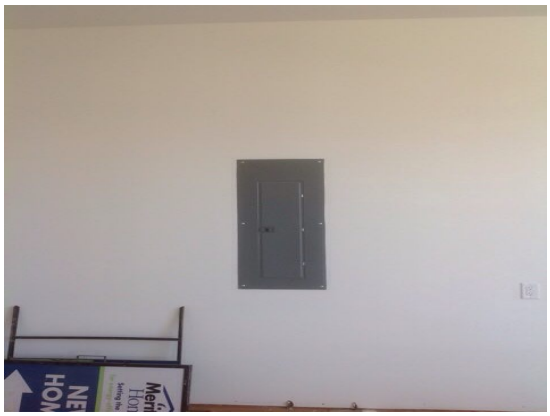
Distribution Panel No. 1

MAIN POWER DISCONNECT
FYI **182: -** Located on the exterior wall by the meter base. This is important to know in case of an emergency.

MAIN POWER DISCONNECT SIZE
183: - 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

DISTRIBUTION PANEL SIZE
184: - 225 amp

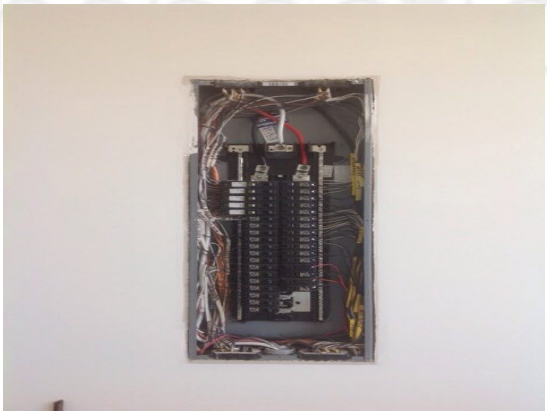
DISTRIBUTION PANEL LOCATION
185: - Garage



IS PANEL ACCESSIBLE
186: - Yes - The electrical panel is in a location that makes it readily accessible.

BREAKER LABELED
187: - Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

PANEL COVER REMOVED
188: - Yes



PANEL CONDITION
189: - Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, appeared to be in satisfactory condition the day of the inspection and no issues were found with either it or the electrical outlets they feed. No load analysis was performed on the circuits as this is beyond the scope of the inspection. Standards generally recognize that the life expectancy of electrical panels are approximately 25 years.

SERVICE CABLE TO PANEL TYPE
190: - Aluminum

MAIN PANEL TYPE
191: - Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

BREAKER/FUSE TO WIRE COMPATIBILITY
192: - Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

CONDITION OF BREAKERS
193: - The breakers installed in the electrical panel appear to be in satisfactory condition.

GROUND FAULT PROTECTED OUTLETS
194: - At all locations needed - This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

ARC FAULT CIRCUIT INTERRUPTERS INSTALLED
195: - Yes- The AFCI breakers were manually tested by pressing the test button on the breaker. These types of breakers were introduced into residential construction in the early 2000's to help provide additional protection against house fires. Typical household fuses and circuit breakers do not respond to early arcing and sparking conditions in home wiring. FYI - Arc fault breakers are not test by this company when the house is being occupied due to damage that may occur to the occupants computers as well as other electronic equipment. They should be manually tested prior to closing by pressing the test button on the breaker in the electrical panel once the house has been vacated.

GROUND FAULT BREAKERS
196: - No ground fault circuit interupter breakers were noted in the panel.

CONDITION OF WIRING IN PANEL
197: - Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

FEEDER AND CIRCUIT WIRING TYPE
198: - Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

MAIN SERVICE GROUND VERIFIED
199: - Yes - The main service ground wire was located by the inspector. The end of the ground rod and the ground wire connector are below grade lever per IRC Codes and not viewable to the inspector.

SMOKE DETECTORS
200: - Yes - The structure is equipped with smoke or heat detectors. Smoke detectors should be tested monthly and the batteries replaced twice a year. Detectors should also be replaced every 10 years. This does not imply that there is adequate coverage by the existing detector(s) or if they are functioning as designed. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home including basements. FYI - The existing smoke detectors were not tested during the inspection and were only noted as being presence. UltraSound inspectors do not test smoke detectors due to some of them being connected to alarm systems.

201: - The installed smoke detector(s) are wired into the electrical system.

WATER HEATER

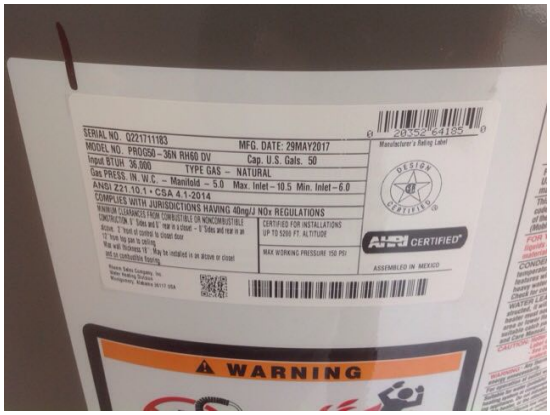
Gas Water Heater

LOCATION
202: - Garage

FUEL SOURCE FOR WATER HEATER
203: - The water heater is fueled by natural gas.

BRAND
204: - Rheem

APPROXIMATE AGE OF HEATER
205: - New



TANK CAPACITY
206: - A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

RECIRCULATING PUMP
207: - No

EXPOSED WATER HEATER CONDITION
208: - The exterior view of the water heater appears satisfactory.

FIREBOX CONDITION
209: - Satisfactory - The firebox door is correctly installed and there is no evidence of overheating or scorching.

DRIP LEG INSTALLED FOR NATURAL GAS-FIRED UNIT
210: - Yes - There is a drip leg installed on the incoming gas line to the water heater.

GAS VALVE & SUPPLY PIPING
211: - Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

TYPE OF VENT SYSTEM
212: - The water heater's is equipped with Direct Vent. A Direct Venting System vent horizontally through the wall above the water heater. This type of venting system eliminates the need of a vent pipe exiting through the attic and roof.

FLUE/EXHAUST PIPE CONDITION
213: - The exhaust flue installed is a direct vent which exits above and to the exterior wall. It appears to be correctly installed.

SAFT **214: -** The flue exhaust pipe for the water heater is in contact with flammable material creating an unsafe condition. The pipe should have at least 1" clearance from any combustible material to be in a safe condition and to meet today's minimum safety standards.

SECONDARY AIR ADEQUACY
215: - The secondary air supply needed for the water heater to properly function appears satisfactory.

WATER PIPING CONDITION
216: - Due to the water supply pipes leading to the water heater being fully insulated, they were not viewable to inspect.

THERMAL EXPANSION TANK
217: - FYI - No thermal expansion tank was found installed in the plumbing system. Although it may not have been a requirement at the time of the inspection, one should be considered to meet today's minimum plumbing standards.

WATER HEATER FILL VALVE INSTALLED
218: - Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

WATER HEATER DRAIN PAN
219: - None Installed

TEMPERATURE CONTROLS
220: - Satisfactory - The thermostat and temperature controls appear to function normally.

DRAIN VALVE
221: - Yes - There is a drain valve installed on the lower side of the water heater.

TEMPERATURE & PRESSURE RELIEF VALVE
222: - Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

SAFETY OVERFLOW PIPE
223: - Satisfactory - The overflow pipe is correctly installed.

VEHICLE STOP BOLLARD
224: - The vehicle protection bollard protecting the gas line to the gas appliance(s) appears to be correctly installed and secured to the concrete floor.

GAS LEAK DETECTED
225: - No signs of a gas leak were noted in the gas plumbing supply pipes.

INSULATED WATER PIPING
226: - Yes - The visible portions of the hot water supply piping are insulated. This will help deliver hot water to the faucets quicker with reduced heat loss.

OVERALL CONDITION OF WATER HEATER
227: - The water heater is new and appears to have been correctly installed. The average life of a water heater is approximately 8 to 12 years assuming normal maintenance is performed per mfg.

FIREPLACES/WOOD STOVES

FYI - Prefab fireplaces manufactured prior to the 2000"s may not be designed to handle the heat that is generated by a vent free gas log set and could overheat during use creating a fire hazard. Further investigation is needed by a qualified gas log contractor/chimney sweep to determine if the fireplace is suitable for the current gas log set installed Safety issue. FYI - Wood burning fireplaces should always be inspected by a qualified professional chimney sweep at the beginning of each heating season especially if the building has recently been occupied to make sure it is in a safe operating condition. This inspection company is not equipped to properly inspect and view the internal components of the flue liner and chase. It is also recommended the fireplace be inspected prior to closing to obtain cost estimates on any repairs that might be necessary.

Vented Gas Fireplace

LOCATION OF FIREPLACE
228: - Living Room

TYPE OF FIREPLACE
229: - Metal formed fire box.

FIREPLACE FUEL
230: - There is a natural gas log set installed.

GAS LINE CONDITION
231: - The incoming gas line is hard piped and appears satisfactory.

GAS VALVE & CONTROLS
232: - The gas valve and controls appeared to be in satisfactory condition.

FIREBOX CONDITION
233: - Satisfactory - The firebox appears to be sound and useable in its current condition.

GAS LOG SET TESTED
234: - The pilot light was in operation at the arrival of the inspection and the gas log set was tested and appeared to function as designed.

VENT TYPE
235: - The fireplace is equipped with a direct venting system which vents the exhaust gas through the wall of the structure located directly behind the fireplace.

EXTERIOR CONDITION DIRECT VENT EXHAUST
236: - The exterior exhaust vent hood is made from stainless steel and appears to be in satisfactory condition.

SOURCE OF COMBUSTION AIR
237: - Room Air

HEARTH CONDITION
238: - The hearth appears to be in satisfactory condition.

MANTLE
239: - The mantle appears to be in satisfactory condition and installed at least 12" above the firebox opening. This distance, however, sometimes varies between manufactures and could not be verified by the inspector.

KITCHEN & APPLIANCES

The home inspector is not required to report on: 1. Concealed insulation and vapor retarders. 2. Venting equipment that is integral with household appliances such as Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation. 2. Non built-in appliances. 3. Refrigeration units. The home inspector is not required to operate: 1. Appliances in use or any appliance that is shut down or otherwise inoperable.

WINDOW CONDITION
240: - The windows and associated hardware in the kitchen appears to be in satisfactory condition.

WALLS
241: - The walls in the kitchen appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

CEILING
242: - The ceiling in the kitchen appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

FLOORING MATERIAL
243: - The flooring installed in the kitchen is made of real hardwood normally found to be 3/4" thick.

FLOOR CONDITION
244: - The visible portion of the kitchen floor appear to be in satisfactory condition.

LIGHTING
245: - The ceiling lights in the kitchen appear to be in satisfactory condition.

ELECTRICAL OUTLETS
246: - The accessible GFCI (Ground Fault Circuit Interrupt) outlets were tested and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of the kitchen sink should be GFCI protected.

COUNTERTOPS
247: - The countertops in the kitchen appear to be in satisfactory condition.

CABINETS, DRAWERS, AND DOORS
248: - The cabinets, doors, and drawers appear in satisfactory condition.

PANTRY CONDITIONS
249: - The pantry appears to be in satisfactory condition. FYI- Blemishes in the ceiling or walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

FAUCET AND SUPPLY LINES
250: - Faucets and supply lines appear satisfactory with no leaks noted.

DISH SPRAYER ATTACHMENT
251: - The dish sprayer was tested and appears functional.

SINK AND DRAIN LINES
252: - The sink and drainage lines functioned properly and appear to be in satisfactory condition.

CAULKING WATER CONTACT AREAS
253: - The caulking in water contact areas appears to be satisfactory.

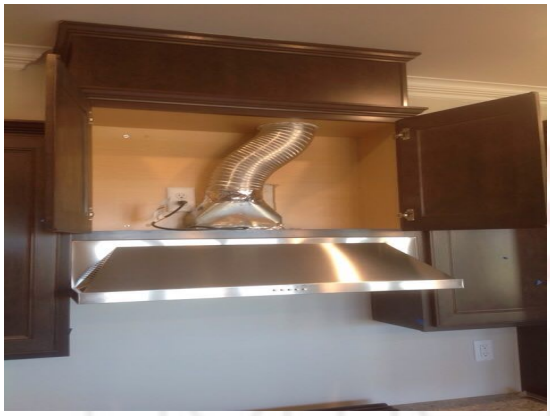
FOOD WASTE DISPOSAL
254: - The food waste disposal appears to be functional. Since no food was ground up in the unit during the inspection, it was undetermined if it will function as designed when in future use.

DISHWASHER
255: - Satisfactory- The dishwasher is a multi-cycle unit and was tested on the normal cycle during the inspection. It appeared to function as designed. The normal life expectancy for a dishwasher is 8 to 12 years.

RANGE HOOD
256: - The range hood and exhaust fan appeared to function as designed. There is a filter installed that will require periodic cleaning. See owner's manual for proper maintenance.

257: - The exhaust hood is directly vented to the exterior of the structure.

REPR **258: -** With the inspection of the vent hood it was found that the vent hood is not properly connected/sealed where it connects to the vent piping. This is allowing the vent hood to partially exhaust out through the front of the unit between it and the cabinetry. Repairs are needed so that the vent hood fully exhaust out through the vent piping as designed.



RANGE/OVEN FUEL SOURCE

259: - Electric - There is a 220 - volt hookup for an electric oven.

260: - Gas - There is a gas line installed for a range.

RANGE/OVEN CONDITION

261: - There is a built-in range top and oven that appeared to function as designed during the inspection. The timers and temperature settings were not tested and are not part of this inspection.

COOKTOP CONDITIONS

262: - Satisfactory

MICROWAVE OVEN

263: - The built-in microwave oven was tested by heating up a wet paper towel and appeared to function as designed.

REFRIGERATOR

264: - Not present

HEAT SOURCE
265: - A heat register was found installed in the kitchen.

LAUNDRY ROOM

LOCATION FACING HOUSE
266: - Downstairs

ENTRY DOOR
267: - The laundry room entry door is functional and appears to be in satisfactory condition.

WALLS
268: - The walls in the laundry room appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

CEILING
269: - The ceiling in the laundry room appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

FLOORING MATERIAL
270: - The flooring in the laundry room is ceramic tile.

FLOOR CONDITION
271: - The floor covering in the laundry room appears to be in satisfactory condition.

WINDOW CONDITION
272: - The windows in the laundry room appear to be in satisfactory condition.

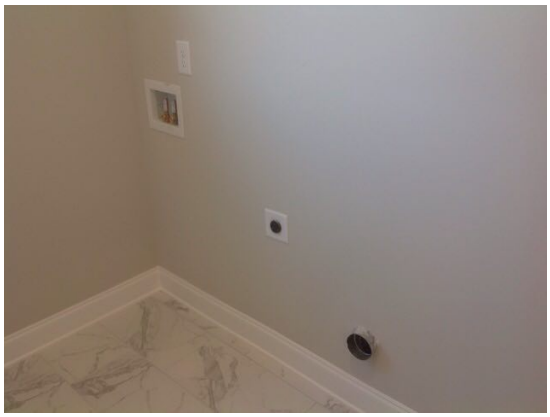
ELECTRICAL OUTLETS
273: - The accessible outlets were tested and appear correctly wired and grounded.

LIGHTING
274: - The ceiling lights in the laundry room appear to be in satisfactory condition.

HEAT SOURCE
275: - Yes - A heat source was noted in the laundry room.

WASHER & DRYER
276: - Not present.

WASHER HOOKUP
277: - There is a connection box installed in the wall with both hot and cold water faucets as well as a drain pipe. The drain pipe was not flood tested and it's functionality was undetermined. FYI - UltraSound recommends installing stainless steel flood safe type hoses when the washing machine is installed to protect the structure from flood damage. These type of hoses can be purchased at your local hardware store.



WASHER PAN
278: - No washer pan present.

DRYER HOOKUP
279: - Yes - There is a 220-volt outlet provided for an electric dryer. Due to the different types of dryer outlets it is impossible to determine if the new home owner's dryer will connect to the outlet presently installed.

DRYER VENTILATION
280: - Satisfactory - The dryer ventilation found in the laundry room appears adequate.

AREA VENTILATION ISSUES
281: - Satisfactory - The fresh air supply for the laundry room appears adequate.

BATHROOM INFORMATION/CONDITIONS

Showers and shower pans are visually inspected for leakage however leaks may not appear unless the shower is being used under normal conditions. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to penetrate the inner walls and floor areas causing damage/decay. Proper ongoing maintenance will be required in the future.

LOCATIONS FACING HOUSE
282: - Downstairs: Downstairs Hallway and Master Bedroom
283: - Upstairs: Upstairs Hallway

OBSERVATIONS OF BATHROOM(S)
284: - Each component of the bathroom(s) were carefully inspected for functionality and defects. Defects, if found, are grouped together under the component heading and the location is labeled in the photo.

ENTRY DOOR
285: - The bathroom entry doors are functional and appear to be in satisfactory condition.

WALLS
286: - The walls in the bathrooms appear to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

CEILING
287: - The ceiling in the bathrooms appear to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

WINDOW CONDITION
288: - The windows the bathrooms appear to be in satisfactory condition.

FLOORING MATERIAL
289: - The flooring in the bathrooms are made of ceramic or glazed tile.

FLOOR CONDITION
290: - Satisfactory - The floor in the bathrooms appear to be in satisfactory condition.

LIGHTING
291: - Satisfactory - The ceiling lights and fixtures in the bathrooms appear to be in satisfactory condition.

VENTILATION FANS
292: - There is an exhaust fan installed in each bathroom that appears to be functioning satisfactory.

ELECTRICAL OUTLETS
293: - The GFCI (Ground Fault Circuit Interrupt) outlets were tested and appear to be functional and in satisfactory condition. Any electrical outlet within 6' of the sink should be GFCI protected.

VANITY CABINET
294: - The vanity cabinets and countertops in the bathrooms appears to be in satisfactory condition.

BASIN AND DRAIN FIXTURE
295: - The basin and drainage fixtures appear to be satisfactory. FYI - The back up overflow drain in the top of the lavatory was not tested and is not part of the inspection.

FAUCET AND SUPPLY LINES
296: - The faucets and supply lines appear satisfactory with no leaks noted.

TOILET CONDITION
297: - The toilet(s) in the bathroom(s) appear in satisfactory condition. FYI - The toilet(s) were inspected for loose mounting bolts and for stability. The floor at the base of the toilet was also measured for elevated moisture levels. Leaking wax ring seals are sometimes impossible to detect unless you can either remove the toilet or can view the mounting flange from the bottom side of the floor. For this reason, we are not responsible for any wood decay or leakage that may not be visible or discovered without either removing the flooring around the toilet or the toilet from the floor.

TUB
298: - The bathtubs found installed are a fiberglass reinforced plastic material and they appear to be in satisfactory condition.

TUB MIXING VALVE
299: - The tub mixing valves and control levers appear to be in satisfactory condition.

SHOWER HEAD AND MIXING VALVES
300: - The shower, shower head and mixing valves all appear satisfactory and to be functioning as designed.

SHOWER PAN
FYI **301: -** The master bathroom shower pan appears to be in satisfactory condition at the time of the inspection. The shower pan surface is made up of ceramic tile and the waterproof integrity of a ceramic tub/shower surrounding is beyond the scope of this inspection. Resealing of the grout and caulking is considered normal maintenance. FYI - During the inspection the shower pan was filled with water which simulated a clogged drain and tests the integrity of the shower pan, however, leaks may not occur in the shower or shower pan unless the shower is being used under normal conditions.

TUB & SHOWER WALLS
302: - The general condition of the shower/tub walls appear to be in satisfactory condition. FYI - The waterproof integrity of the tub/shower surroundings is beyond the scope of this inspection and resealing of the grout or re-caulking is considered normal maintenance. In addition, leaks may not occur in the shower or shower pan unless the shower is being used under normal conditions.

TUB/SHOWER DRAIN
303: - The tubs/shower appear to drain at an acceptable rate. FYI - The back up overflow drain in the tub was not tested and is not part of the inspection.

GLASS TUB/SHOWER DOOR
304: - The master bathroom shower door(s) installed appear in satisfactory condition and have the correct markings of being either tempered or safety glass.

CAULKING/WATER CONTACT AREAS
305: - The caulking in the water contact areas appears to be satisfactory condition. Any areas that are in close proximity to water such as shower walls, vanity tops, where the wall and floor intersect with the shower/tub, should be kept caulked and sealed to prevent moisture from penetrating the structure. This is considered normal maintenance.

HEAT SOURCE
306: - There is a heat source in each bathroom.

BEDROOM INFORMATION/CONDITION

All of the components in the following bedrooms were thoroughly inspected in accordance with the Tennessee Standards of Practice. The focus of the inspection is on significant defects and as a rule cosmetic issues are not addressed. The rooms are also examined to verify a heat source and the presence of a smoke detector. Verification of telephone and cable TV jacks are not part of the inspection

process.

LOCATIONS FACING HOUSE
307: - Downstairs bedroom locations: Downstairs right front and right rear (Master bedroom)
308: - Upstairs bedroom locations: Upstairs right front and right rear

BEDROOM OBSERVATIONS
309: - All of the components in the bedrooms were found to be in serviceable and satisfactory condition.

INTERIOR AREAS

The home inspector is not required to inspect: 1. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors. 2. Carpeting. 3. Draperies, blinds, or other window treatments. The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior. Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Walls & Ceilings

WALL & CEILING MATERIAL
310: - The interior walls in the structure appear to be drywall.

WALL OBSERVATION
311: - Unless noted the walls throughout the house appeared to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

CEILING OBSERVATION
312: - The general condition of the ceiling appears to be satisfactory. Blemishes in the ceiling such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Window Condtion

WINDOWS DESCRIPTION
313: - Single Hung.

314: - Insulated glass windows.

WINDOW OBSERVATION
315: - A representative number of accessible windows were inspected in each room and were found to be in satisfactory condition.

Interior Doors

ENTRY DOOR CONDITION
316: - The interior doors appeared to function as designed and are in satisfactory condition.

Closets

CLOSET OBSERVATION
317: - The closet appears to be in satisfactory condition. FYI- Blemishes in the ceiling or walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

Floor Surfaces

MATERIAL
318: - Wall to Wall Carpet.

319: - Hardwood

FLOOR OBSERVATION
320: - The flooring appears to be in satisfactory condition.

Stairs - Handrails - Balusters

OBSERVATION
321: - The staircase (s) in the building appear to be appropriately installed and in satisfactory condition.

322: - There are handrails solidly attached and in useable condition.

323: - The staircase is lighted and can be switched from both ends as required by today's standards.

Ceiling Fans

CEILING FAN OBSERVATION
324: - The ceiling fans installed appear to be in satisfactory condition. If used correctly, this can make the room feel more comfortable.

Switches/Receptacles/Lights

DESCRIPTION
325: - Grounded

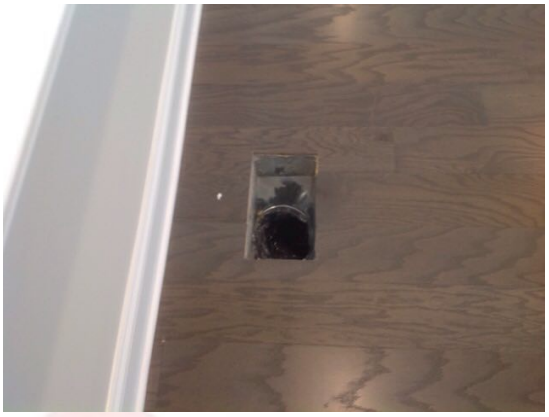
ELECTRICAL OUTLETS
326: - The accessible outlets (those not limited by current use or obstruction by possessions) were tested throughout the interior of the house and appear correctly wired and grounded.

LIGHTING
327: - The light and light switches in the non-mentioned rooms functioned as designed and appeared to be in satisfactory condition.

Interior Comments/Observation

ADDITIONAL COMMENTS

REC **328: -** The house was noted to be in the "punch list" phase of new construction. During this phase of construction many items may still be in the process of completion but are not mentioned individually in this inspection report. This common items include but are not limited to; unfinished portions of drywall, missing outlet covers, unfinished caulking, uninstalled components, missing light bulbs, and other small misc repair items. In a new construction home, the buyer and agent is encouraged to do a "blue tape" walk through with the builder to note any items of concern.



ATTIC INFORMATION

ATTIC ACCESSIBILITY

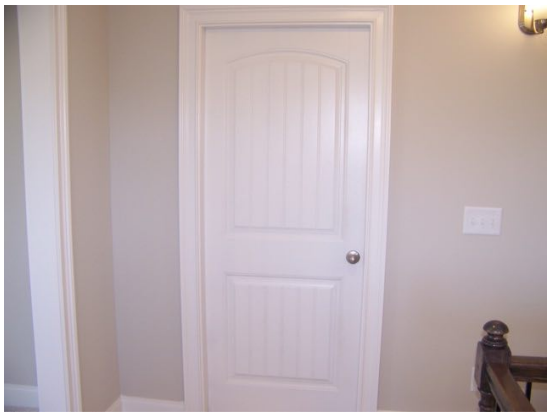
329: - There is a pull down ladder installed.

330: - Walk in Door

PULL DOWN ATTIC LADDER CONDITION

331: - The attic door appears to be properly attached and in satisfactory condition. The hardware should be inspected periodically for loose hardware and tightened if needed.

ATTIC WALK-IN DOOR CONDITION
332: - Satisfactory - The attic door open and securely closed as designed.



METHOD OF INSPECTION
333: - The attic cavity was inspected by entering the area. Only the accessible areas were inspected. Low roof pitches, some truss systems, the lack of walk boards, or storage items can limit how much the inspector can inspect.

ATTIC CAVITY TYPE
334: - Walk through - Portions of the attic cavity is not floored and is currently not useable for any type of storage.

335: - Storage - A majority of the attic cavity has capacity for storage of light boxes or items.

ROOF FRAMING
336: - A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

ROOF FRAMING CONDITION
337: - Satisfactory - The visible portions of the roof framing appears to be in functional condition.

ROOF DECKING
338: - The roof decking material is oriented strand board sheeting.

EVIDENCE OF LEAKS IN ATTIC
339: - No evidence of current water leaks were found in the accessible portions of attic.

ELECTRICAL CONDITION
340: - The visible portions of the electrical wiring in the attic appears satisfactory.

VENTILATION CONDITIONS
341: - Satisfactory - The attic vents appears to be in satisfactory condition.

INSULATION CLEAR OF SHEATHING
342: - There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

ATTIC INSULATION NOTED
343: - The following type of insulation was noted in the attic: fiberglass

ATTIC INSULATION CONDITION
344: - The visible portions of the attic insulation appears to be adequate and properly installed. Attics floors should have a minimum insulation depth of 10" or a R-value of 30.

WALL INSULATION CONDITION
345: - The insulation found on the exposed sections of the wall appear to be in satisfactory condition.

EXHAUST FAN DUCTING
346: - Not viewable

EXTERIOR EXHAUST VENTS
347: - The exhaust vents exiting the building appear in satisfactory condition.

CRAWLSPACE/BASEMENT

Mold/fungi are often found in basements and crawlspaces during our inspection. Per the Tennessee Standards of Practice, we do not inspect or address any type of environmental issues. Any general comments that are made or written in the report about mold/fungi are mentioned as a courtesy only and DO NOT represent an inspection . If mold/fungi are mentioned or written in the report, it is UltraSounds position that the debris be further investigated by a qualified remediation company prior to closing to determine if remediation is necessary.

Crawlspace

CRAWLSPACE ENTRANCE
348: - The crawlspace entrance appears satisfactory and is adequately sized.

CRAWLSPACE DOOR CONDITION
REPR **349: -** The crawlspace door needs some adjustment/repair for it to fully close which is needed to prevent small animals and rodents from entering the structure.

LOCATION OF CRAWLSPACE ENTRANCE
350: - Exterior

CRAWLSPACE INSPECTED BY
351: - The crawlspace was inspected by ent ering and crawling through.

CRAWLSPACE CEILING EXPOSED PERCENT
352: - Most of the ceiling is open allowing visibility of the ceiling/floor joists.

PERCENT INTERIOR FOUNDATION WALL EXPOSED
353: - The crawlspace is fully encapsulated and the foundation walls have been cover with a spray foam insulation making it impossible to locate or identify any type of cracks or defects that may be present.

CONDITIONS NOTED IN EXTERIOR WALLS,INTERIOR VIEW
354: - Not visible

SILL PLATES PERCENTAGE VISIBLE
355: - Due to the outer rim joist being insulated, it was not visible for the inspector to view and inspect. For this reason it was undetermined if wood decay and termite damage exist in the outer floor structure.

FOUNDATION BOLTS/STRAPS NOTED
356: - Undetermined

MOISTURE ON EXPOSED FOUNDATION WALLS NOTED
FYI **357: -** The interior foundation walls were not visible due to insulation being installed or sprayed on the walls.

EVIDENCE OF WATER ENTRY IN THE CRAWLSPACE NOTED

REC **358: -** Small areas of pooling water were noted in the crawlspace that is believed to be from a previous leak during the construction process. No leaks were noted in the plumbing system and it is recommended to have the water dried up.

EVIDENCE OF MICROBIAL DEBRIS NOTED

359: - No evidence of mold was found in the floor structure during the inspection, however, some type of slight fungi/mold can be found in almost every crawlspace, even in new construction. All efforts should be made to keep the humidity levels as low as possible in the crawlspace. Keeping the vents closed during the summer months, proper roof drainage and correct ground slope around the structure will help achieve this condition.

FOOTER DRAIN TILE NOTED

360: - Due to the walls being insulated and the ground covered with plastic, the inspector was unable to determine if the structure is equipped with a footer drain tile.

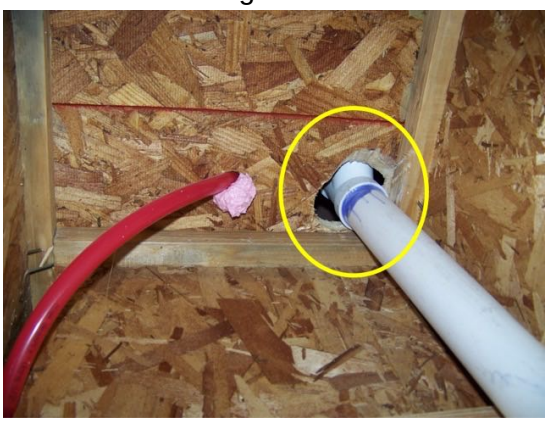
FLOOR FRAMING MEMBERS SIZE.

361: - Manufactured I-Joist Floor System.

EXPOSED FLOOR FRAMING CONDITION

362: - Satisfactory - The exposed portions of the floor framing and ceiling joist members are in satisfactory condition.

REPR **363: -** A large opening was found in the subfloor under the master tub and hall tub that needs repaired to help prevent small animals and rodents from entering the structure.



SQUASH BLOCKS/BLOCKING PANELS INSTALLED

364: - Yes- Blocking panels were found installed between the I-Joist under the load bearing walls. FYI - This does not mean that there has been the correct amount of blocking panels installed for this would be beyond the scope of the inspection and impossible for the inspector to determine.

365: - Yes- Squash Blocks were found installed between the I-Joist under load bearing walls. FYI - This does not mean that there has been the correct amount of blocking panels installed for this would be beyond the scope of the inspection and impossible for the inspector to determine.

MAIN BEAM

366: - Satisfactory - The main beam installed appears to be in satisfactory condition.

DRYER VENTILATION PIPE

367: - Satisfactory - The dryer ventilation pipe found in the crawlspace appears to have been installed correctly.

CRAWLSPACE VENTILATION

FYI **368: -** The crawlspace is a conditioned type crawlspace that has no ventilation vents. It is however being supplied conditioned air from a vent from the HVAC system which is required to meet today's minimum building standards.

CRAWLSPACE FLOOR

369: - Gravel

CRAWLSPACE DEBRIS

REC **370: -** A light amount of Debris was found in the crawlspace that should be removed.

VAPOR BARRIER INSTALLED

371: - Yes- The floor is covered with an approved vapor/moisture retardant material. Make sure to keep all portions of the earth covered under the house to prevent moisture from penetrating the floor structure causing wood decay from fungi and to help lower the humidity in the structure.

PIER CONSTRUCTION MATERIALS

372: - There are hollow masonry piers installed in the crawlspace.

CONDITION OF PIERS

373: - The supporting piers were wrapped with black plastic and were not visible to inspect. Their condition is unknown.

EVIDENCE OF INSECTS OR ANIMALS IN CRAWLSPACE

374: - No - There was no evidence of animal or insect infestation noted.

ELECTRICAL CONDITIONS

375: - The exposed portions of the electrical wiring appear to be in satisfactory condition.

PLUMBING SYSTEM

The home inspector is not required to: 1. State the effectiveness of anti-siphon devices. 2. Determine whether water supply and waste disposal systems are public or private. 3. Operate automatic safety controls. 4. Operate any valve except water closet flush valves, fixture faucets, and hose faucets. 5. Inspect Water conditioning systems, Fire and lawn sprinkler systems, On-site water supply quantity and quality, On-site waste disposal systems, Foundation irrigation systems, Bathroom spas, except as to functional flow and functional drainage, Swimming pools, Solar water heating equipment. 6. Inspect the system for proper sizing, design, or use of proper materials.

PLUMBING SERVICE PIPING SIZE TO STRUCTURE

376: - 3/4" water service line from the meter to the main cutoff.

PUBLIC SERVICE PIPING MATERIAL

377: - The main service line to the structure is PEX (Cross-Linked Polyethylene Plastic Pipe).

MAIN WATER SHUTOFF VALVE LOCATION

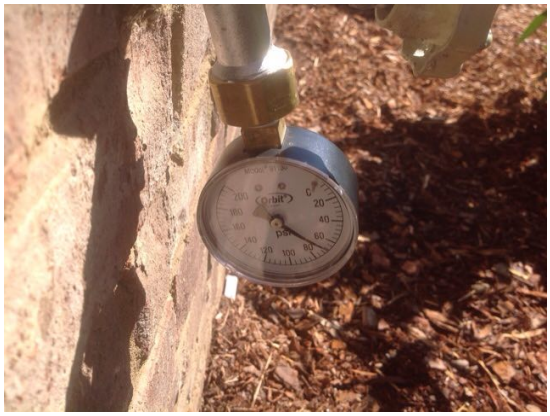
FYI **378: -** Located behind or above the water heater.

WATER PRESSURE REGULATOR VALVE PRESENT

FYI **379: -** Located next and downstream of the main water shut off valve.

WATER PRESSURE

380: - Water pressure was measure at either one of the exterior hose bibs or at the laundry room washing machine connection. The pressure measured was found to be within the acceptable range of 40 to 80 pounds per square inch.



INTERIOR SUPPLY PIPING SIZE

381: - The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

INTERIOR SUPPLY PIPING MATERIAL
382: - The interior supply piping in the structure is predominantly is PEX (Cross-Linked Polyethylene Plastic Pipe).

INTERIOR SUPPLY PIPING CONDITION
383: - No leaks were found in the visible portions of the interior water piping and they appeared to be in satisfaction condition.

LEAKS IN THE SUPPLY PIPING NOTED
384: - No leaks found at the time of the inspection.

FUNCTIONAL SUPPLY
385: - By testing multiple plumbing fixtures at one time, functional flow of the water supply appears to be sufficient.

WASTE PIPING MATERIALS
386: - There is also some PVC (poly vinyl chloride) plastic piping installed.

WASTE PIPING CONDITION
387: - The visible portions of the plumbing waste piping appears to be in satisfactory condition.

LOCATION OF LEAK IN WASTE PIPE
388: - No leaks were found at the time of the inspection.

SUPPLY/WASTE PIPING SUPPORTS
389: - The tie straps and hangers supporting the supply piping and waste lines appear adequate.

FUNCTIONAL DRAINAGE
390: - Yes - Functional drainage has been verified and appears satisfactory. Water drained from a random sample of fixtures at a rate faster than was supplied.

VENT PIPING MATERIAL
391: - The vent material, as it passes through the roof, is PVC plastic.

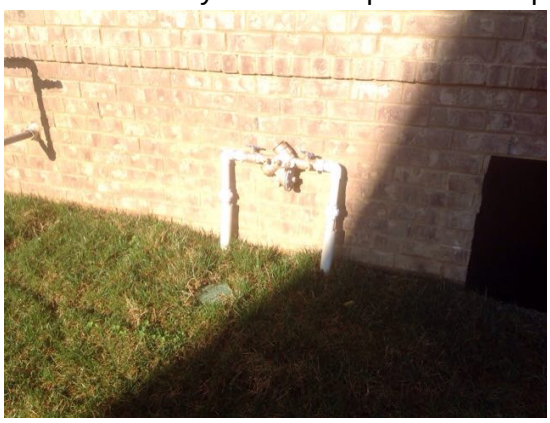
VENT PIPING CONDITION
392: - The visible portions of the plumbing vent piping appears satisfactory.

OBJECTIONABLE ODORS NOTED
393: - No

FIRE SPRINKLER INSTALLED
394: - No.

LAWN SPRINKLER SYSTEM

FYI **395: -** FYI - A lawn sprinkler system was noted during the inspection. Sprinkler systems for various reasons are beyond the scope of this inspection.



RADON PASSIVE MITIGATION SYSTEM

396: - Yes - A radon passive mitigation system was installed in the building at the time of construction which allows the building to be inexpensively mitigated in case elevated radon levels are ever measured in the building.

Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

When Things Go Wrong!

When Things Go Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:
Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:
These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:
Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the **$200 problems**; it is to find the **$2,000 problems**. These are the things that affect people's decisions to purchase.

Contractor's Advice:
A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:
While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:
There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice.

As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?
Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these **apparent** oversights:

> **Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection:** All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We Hope This Is Food For Thought!

UltraSound Service Professionals

Handy Man
Layman Construction & Associates - 615-568-5157
Custom Creations Home Improvement 615-804-2740
Brown's Construction- 615-533-4454
Atlas Maintenance 615-517-6689

HVAC Contractor
Precision Air 615-834-3777
Cloud's Heating & Cooling 615-791-7499
Joslin Heating & Air Conditioning 615-794-7707

Electrician
Dave’s Electric- Dave Porter 615-405-1479
Taylors Electric- Steve Taylor 615-477-8968
Bailey's Electric & Plumbing Services 615-794-8344

Plumbing
Joslin Plumbing, Heating & Air Conditioning 615-794-7707

Termite Contractor
Northwest Exterminating 615-890-4146
Bug Authority 615-804-0352
Ace Exterminating- 615-876-7185

Lawn Care Service, Landscaping, Irrigation Systems
Discount Lawn Care- Shane Powell 615-604-8207

Water Testing, Well Drilling, Geothermal Experts
Henry Drilling 615-794-1784

Septic Tank Inspections
Elitte Septic Tank Services 615-504-7178
John Jolly- Mr. Rooter Plumbing 615-790-8181

Roof Repairs
Barrett Roofing- Mike Barrett 615-300-8791

Roof Replacement
N & E Roofing - Walter 615-405-6362

Crawlspace Waterproofing – Foundation Repairs – Drainage – Crawlspace Encapsulation
United Structural Systems - Foundation Repair - Rob Myers- 615-268-0222
DocAir 615-373-2498
Frontier Basement Systems – 931-358-0079

Concrete Pressure Grouting
Tennessee Foundation Services 615-395-4559
A1 Concrete Leveling 615-804-4082

Structural Engineer
Structural Engineering and Inspecting, Mike Vines (PE) - 615-599-6858
GEC Engineering and Contracting - Ron Jones, Michael Garman – 615-278-6170

Insulated Glass Repair – Custom Shower Enclosures – Custom Mirrors
Genesis Glass – 615-794-5517
Lewis Glass – 615-790-1977

Flooring
Carpet Binding & Sales – Tony & Judy Wolfe – 615-890-9136
Wood Floor Specialist – Matthew Russell – 615-456-2566

Appliance Repair
Dan Demers Appliance Repair - Cell 615-394-1580 Ph 615-790-6627

Painter
Bertins Painting 615-289-3778
Gonzalez Painting 615-596-0658

Radon Mitigation
Advantage Air, Greg Mondrage- 615-370-8748
DocAir 615-373-2498
SWAT Enviromental 931-659-0070

Mold Remediation
DocAir 615-373-2498
Ace Mold Proof- 615-876-7185
Environmental Control - Camille Therrien - 615-969-5653

Chimney Repair
Chim Chimney - Gene Kaposy - 615-364 8987
Ashbusters Chimney Service - Mark Stoner- 615-459-2546

Relocation Moving/Storage
Morgan Moving & Storage 615-226-7000

EIFS (External Insulated Finish System) Inspector
DLS Services- Dan Fedoryfahyn 615-595-8314

Trash & Junk Removal
Wally's Junk Removal – Wallace Hadden 615-308-7580

DISCLAIMER: The lists above are professionals that US Inspections have worked with or have known through our experience in the industry. US Inspections does not guarantee or warrant the availability, competence or successful outcome of contracts or agreements between the client and these offices or individuals.