Confidential Inspection Report

LOCATED AT:

123 Sample Street
Brentwood, TN 37027

PREPARED EXCLUSIVELY FOR:

John Sample

INSPECTED ON:
Wednesday, June 13, 2018

Inspector, Bill Collins
UltraSound Home Inspections

Dear John Doe ,

Enclosed is the report of a visual inspection you requested to be performed on Wednesday, June 13, 2018 for the property located at 123 Sample Street
Brentwood, TN 37027.
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, Bill Collins 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: - 1 pm

ACCESS PERSON
2: - Inspector

HOUSE OCCUPIED?
3: - No

PEOPLE PRESENT DURING INSPECTION
4: - Buying agent

Climate Conditions

INSPECTION DAY WEATHER
5: - Overcast

TEMPERATURE AT TIME OF INSPECTION
6: - 80's

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

Building Characteristics

ESTIMATED AGE OF HOUSE
8: - Built in year 1979

BUILDING TYPE
9: - Condominium

STORIES
10: - 2

SITE INFORMATION

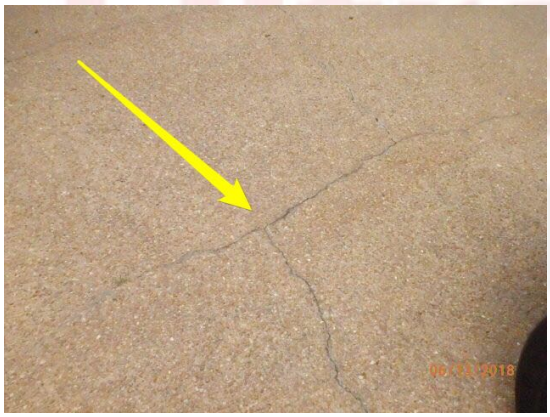
General Exclusions. Home inspectors are not required to report on: 1. Life expectancy of any component or system. 2. The cause(s) of the need for a repair. 3. The methods, materials, and costs of corrections. 4. The suitability of the property for any specialized use. 5. Compliance or non-compliance 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

DRIVEWAY CONDITION

FYI **11: -** Cracks were noted in the concrete driveway that are commonly seen by the inspector. Keeping cracks sealed is recommended to prevent moisture from penetrating the surface during freezing conditions causing possible damage.



WALKWAY CONDITION

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

SITE DRAINAGE

FYI **13: -** It was not determined if the rear portion of the yard is adequately slopped to channel the rain water around the sides of the structure. Additional grading and or underground drainage may be necessary. In addition, 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.

Areas of concern

VEGETATION

REPR **14: -** The vegetation in the landscaping is in contact with the exterior wall and should either be removed or trimmed to give at least a 6" to 8" of clearance. This is needed to prevent direct access for insects to enter the structure.

Front Entry Stoop

ENTRYWAY STOOP CONDITION

15: - Satisfactory - The entryway stoop appears to be in functional condition.

FRONT ENTRY DOOR

16: - Satisfactory - The front entry door appears in satisfactory condition as noted from the exterior of the building.

ENTRY STOOP LIGHT

17: - The entry stoop light functioned and appeared satisfactory.

ELECTRICAL OUTLET

18: - None found installed

DOORBELL

REPR **19: -** The door bell did not function when tested. Repair as needed.

POST

20: - Satisfactory - The front entry stoop post appear to be in satisfactory condition.

COMMENTS

REPR **21: -** Water damage with elevated moisture levels were noted in the entry stoop ceiling that is believed to be caused from the missing flashing on the roof above. UltraSound recommends further investigation and repair by a qualified professional.

Patio

SLAB/FLOOR CONDITION

22: - Satisfactory - The visible portions of the patio floor slab appear to be in satisfactory condition.

Deck, Porch or Balcony

THERE IS A WOOD FRAMED

23: - Wood deck.

DECK/PORCH/BALCONY MATERIALS

24: - Pine

CONDITION OF WOOD MATERIALS

REPR **25: -** Wood decay was found in portions of the wood floor decking that has progressed to the point that replacement of at least part of the materials is needed. The deck should be further inspected by a professional deck contractor and the necessary repairs made.

Patio floor

FRAMING OF DECK/PORCH

26: - Satisfactory - The visible portions of the framing components under the patio deck appear to have been installed in an acceptable manner. FYI - It is impossible for the inspector to determine if the rear patio door is properly flashed which will prevent moisture from penetrating the structure which can cause decay in the outer rim joist where the deck is attached. This is the number 1 cause of deck failures.

SUPPORTING POSTS

27: - Satisfactory - The supporting posts appear to be in satisfactory condition.

THE FOUNDATION MATERIALS

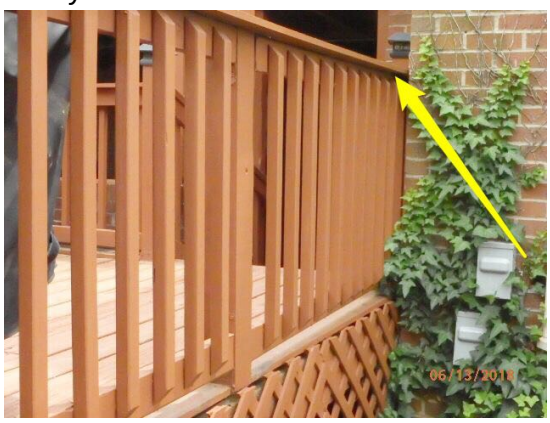
28: - The deck support posts are mounted and secured on concrete pads.

STAIR CONDITION

SAFT **29: -** The stringers on the rear patio stairway do not have the sufficient bearing surface contact that is needed for them to be properly supported to the outer portion of the deck. Additional supports are needed for them to be used in a safe condition. Repairs are needed by a qualified professional. Safety issue.

DECK OR PORCH RAILINGS

REPR **30: -** A loose handrail(s) was noted on a portion(s) of the deck. The rail should be secured to ensure safety.



Retaining Walls

LOCATION OF RETAINING WALL

31: - Front

32: - Rear

MATERIALS USED

33: - Stacked stone

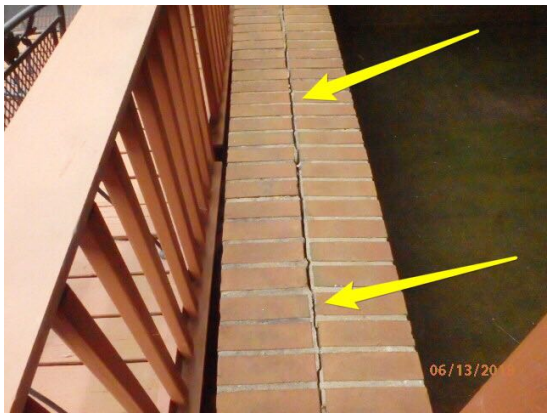
34: - The retaining wall is believed to be made of concrete masonry units that has been covered with brick.

CONDITION OF WALL

REPR **35: -** The retaining wall requires some repair/tuck pointing in the upper mortar joints to help prevent moisture from penetrating the wall causing freeze damage.

Needs tuck pointed

Needs tuck pointed



Needs tuck pointed

WATER DRAINAGE
36: - Satisfactory - The water above the retaining wall is correctly directed away from the wall.

RETAINING WALL ANCHORING
37: - Undetermined

Utility Services

UTILITIES STATUS
38: - All utilities on

ELECTRIC SERVICE TYPE
39: - Underground.

SERVICE/ENTRANCE/METER
40: - 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
41: - The incoming electrical service to this structure is 120/240 volts.

WATER SOURCE
42: - 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
43: - 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.

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

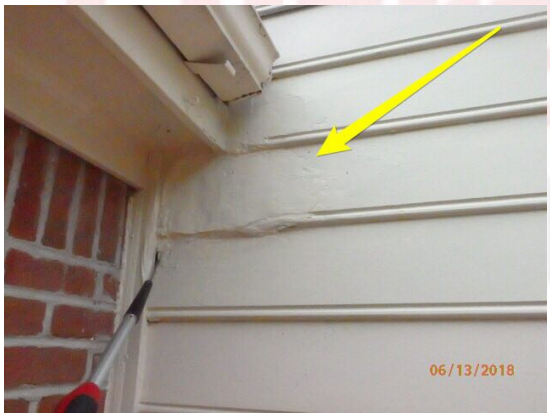
and windows. 4. Garage door operator remote control transmitters. 5. Geological conditions. 6. Soil conditions. 7. Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise 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
44: - Brick.

FYI **45: -** Some Masonite siding products are subject to a class action lawsuit. They absorb water and fail prematurely. Additional information can be obtained by calling 1-800-330-2722 or writing Masonite Siding Litigation, Class Counsel, P. O. Box 2487, Mobile, AL 36652.

SIDING CONDITIONS
REPR **46: -** Decay was noted to portions of the siding at the rear, front, and left end of the structure. The exterior siding on the structure appears to be made of masonite. Some of the end joints and seams are soft, which is the result of moisture that has penetrated these areas. This type of siding requires routine maintenance and should be kept caulked and painted. The siding should be further inspected and the necessary repairs made.



Off of rear patio

Off of rear patio


Off of rear patio

Rear of houseFro

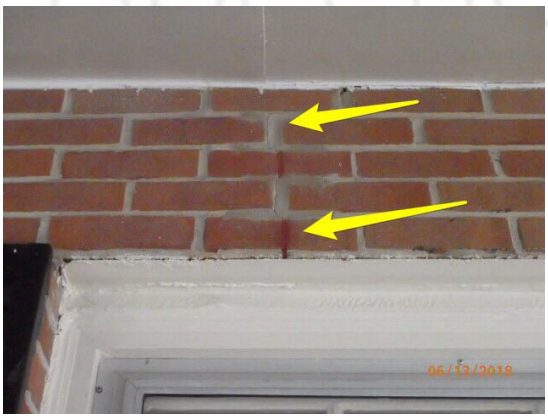
Front of houseLef

Left end of house

Swelled end left end of house

REPR **47: -** A crack(s) was noted in the masonry veneer wall on the front of the building that is significant enough to warrant further by a qualified professional.

Crack below upstairs window & is approximately 1/4" wide



Repaired crack above downstairs window

Repaired crack below downstairs window

Crack in foundation wall below entry stoop

REPR **48: -** Sagging was noted in the masonry wall above the garage door opening that appears to be the result of the brick lintel above the door not being properly attached to the framing components. Consideration should be given to having it repaired.

EAVES, SOFFIT, FASCIA, TRIM MATERIALS
49: - Wood

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

CONDITION OF PAINTED SURFACES
51: - 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
52: - Double Hung.

WINDOWS INSULATION
53: - Not all of the windows in the structure are insulated glass.

WINDOW EXTERIOR CONDITION

REPR **54: -** Decay was noted in a portion(s) of the window(s) on the rear of the building. This condition will eventually allow rain water to penetrate the inner walls of the structure causing further damage. Repair/Replace.

WINDOW SHUTTER

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

EARTH-TO-WOOD CLEARANCE

56: - Satisfactory - There appears to be adequate clearance between the earth and the wood portions of the structure. There should be at minimum 4" of clearance between the earth/landscaping and any siding or framing materials to prevent insects and moisture from entering the structure.

EXTERIOR RECEPTACLES/SWITCHES

SAFT REPR **57: -** A defective or incorrectly wired GFCI electrical outlet(s) was noted on the rear patio off of the bonus room, creating a safety issue. The cover plate is also loose and needs properly attached. Repair/Replace

EXTERIOR HOSE BIBS

58: - 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

REPR **59: -** An insufficiently sloped gutter(s) was noted on the rear of the structure, This condition prevents water from properly channeling away from the structure, which can negatively impact the fascia, soffit, crawlspace, and foundation. Gutters should be examined and cleaned regularly to promote the free flow of water.

GUTTER DOWNSPOUTS

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

ROOF DRAINAGE

REC **61: -** The roof drainage appears to be in satisfactory condition. The home currently drains water away from the structure above ground using splash blocks, above ground drain pipes, or a combination thereof. Any roof drainage system should channel water a minimum of 2 feet away from the structure. The testing of water drainage is beyond the scope of this inspection. It is further recommended that any drainage system be flushed at least once a year.

FIREPLACE CHIMNEY STACK MATERIAL
62: - The exterior fireplace stack is made of mortar and bric k and equipped with a metal liner.

STACK CONDITION
63: - Satisfactory - The exterior of the chimney stack appears to be in satisfactory condition.

CHASE COVER CROWN
FYI **64: -** The chimney cap is made of mortar and appears to be functioning as designed. Masonry caps can tend to crack over time, allowing moisture to penetrate the chimney stack and interior of the home. The chimney cap should be inspected periodically to ensure cap integrity.

Foundation

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

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

EXTERIOR FOUNDATION WALL VIEW
67: - 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
68: - Cracks were noted in the brick wall on the rear of the building around the flashing above the bay window that needs to be sealed/repaired.

PERIMETER FOUNDATION DRAINAGE SURFACE
69: - 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
70: - Rear of House

MAKE
71: - Lennox

APPROXIMATE AGE OF UNIT.
72: - Date of Mfg 1997

SIZE
73: - 2 Ton In this portion of the country, 1 tonnage of ac capacity can cool approximately 600 square feet of living space.

TYPE
74: - Heat Pump. Electricity-powered. This heating and cooling system contains two major components, one unit 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. In the heating mode, the liquid gas is circulated in the opposite direction by a reversing valve which then transfers heat from the exterior of the building to the interior of the house. This particular heating unit is backed up by electric heating coils which operates when the heat pump system is no longer efficient due to the low outside temperatures.

CONDENSER CLEAR OF OBSTRUCTION
75: - 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
76: - Satisfactory- The condensing cabinet appears to be within 5-10 degrees of level.

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

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

SERVICE DISCONNECT
79: - 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
80: - Yes - The scope of this inspection does not include the effectiveness or adequacy of the system.

TEMPERATURE DIFFERENTIAL
81: - Satisfactory. The desired temperature drop between the air entering the return vent and the air exhausting from the heat/cool registers is approximately 14 - 22 degrees F.

OVERALL CONDITION OF A/C UNIT
REC **82: -** The A/C condensing unit is approximately 21 years old and nearing the end of it's life expectancy. Due to the age of the ac unit, it is highly recommended by our company that the unit be further evaluated by a licenses HVAC contractor prior to closing. The condition of the internal components was not assessed as disassembly and invasive testing is beyond the scope of the inspection and not permitted by the TN standards of practice. The average life expectancy of this type of HVAC system is approximately 15 to 20 years assuming proper maintenance.

A/C Upper Level

UNIT/CONDENSER LOCATION
83: - Rear of House

MAKE
84: - Lennox

APPROXIMATE AGE OF UNIT.
85: - Date of Mfg 2006

SIZE
86: - 2 Ton In this portion of the country, 1 tonnage of ac capacity can cool approximately 600 square feet of living space.

TYPE
87: - Heat Pump. Electricity-powered. This heating and cooling system contains two major components, one unit 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. In the heating mode, the liquid gas is circulated in the opposite direction by a reversing valve which then transfers heat from the exterior of the building to the interior of the house. This particular heating unit is backed up by electric heating coils which operates when the heat pump system is no longer efficient due to the low outside temperatures.

CONDENSER CLEAR OF OBSTRUCTION
88: - 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
89: - Satisfactory- The condensing cabinet appears to be within 5-10 degrees of level.

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

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

SERVICE DISCONNECT
92: - 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
93: - Yes - The scope of this inspection does not include the effectiveness or adequacy of the system.

TEMPERATURE DIFFERENTIAL

94: - Satisfactory. The desired temperature drop between the air entering the return vent and the air exhausting from the heat/cool registers is approximately 14 - 22 degrees F.

OVERALL CONDITION OF A/C UNIT

REC **95: -** Due to the age of the ac condensing unit, it is highly recommended by our company that the unit be further evaluated by a licensed HVAC contractor prior to closing. The condition of the internal components was not assessed as disassembly and invasive testing is beyond the scope of the inspection and not permitted by the TN standards of practice. The average life expectancy of this type of HVAC system is approximately 15 to 20 years assuming proper maintenance.

Electric Heat Main Level

HEATING SYSTEM LOCATION

96: - The heating unit is located in the downstairs closet.

HEATING SYSTEM TYPE

97: - Air-to-Air type heat pump is installed as the primary heating system. This particular heating unit is backed up by electric heating coils which operates when the heat pump system is no longer efficient due to the low outside temperatures.

MAKE

98: - Lennox

APPROXIMATE AGE OF UNIT.

99: - Date of Mfg 1997

UNIT TESTED

100: - Yes- The heating system was operated and tested using normal controls.

HEAT UNIT CONDITION

REC **101: -** The electric heating unit is approximately 21 years old and appears to be nearing the end of it's life expectancy. UltraSound recommends further inspection by a qualified HVAC contractor prior to closing to determine operation and safety condition. The internal components were not assessed as disassembly and invasive testing is beyond the scope of the inspection and not permitted by the TN standards of practice.

HEAT UNIT BACKUP HEAT SOURCE

102: - Electric calrods of coils are installed for backup heat.

DRIP PAN

103: - Yes- The HVAC unit has a drip pan with a float switch installed. This switch is designed to shut the unit down if the primary drip pan fails filling this secondary pan with condensate.

CONDENSATE DRAIN LINE/PUMP

104: - 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

105: - Satisfactory

SERVICE DISCONNECT

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

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

FILTER TYPE
108: - Disposable Type

FILTER CONDITION
109: - 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
110: - The thermostat is located in the downstairs hallway.

THERMOSTAT CONDITION
111: - The heat pump thermostat was tested in Heat 1, Heat 2, Emergency Heat, and Fan Only modes if so equipped.

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

Electric Heat Upper Level

HEATING SYSTEM LOCATION
113: - The heating unit is located in the upstairs closet.

HEATING SYSTEM TYPE
114: - Air-to-Air type heat pump is installed as the primary heating system. This particular heating unit is backed up by electric heating coils which operates when the heat pump system is no longer efficient due to the low outside temperatures.

MAKE
115: - Lennox

APPROXIMATE AGE OF UNIT.
116: - Date of Mfg 2003

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

HEAT UNIT CONDITION

REC **118: -** Due to the age of the electric heating unit, the inspector highly recommends having the unit further evaluated by a qualified HVAC contractor prior to closing to determine the condition of the unit. The internal components were not assessed as disassembly and invasive testing is beyond the scope of the inspection and not permitted by the TN standards of practice. The average life expectancy of this type of HVAC system is approximately 15 to 20 years assuming proper maintenance.

HEAT UNIT BACKUP HEAT SOURCE

119: - Electric calrods of coils are installed for backup heat.

DRIP PAN

120: - Yes- The HVAC unit has a drip pan with a float switch installed. This switch is designed to shut the unit down if the primary drip pan fails filling this secondary pan with condensate.

CONDENSATE DRAIN LINE/PUMP

121: - 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

122: - Satisfactory

SERVICE DISCONNECT

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

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

FILTER TYPE
125: - Disposable Type

FILTER CONDITION
126: - 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
127: - The thermostat is located in the upstairs hallway.

THERMOSTAT CONDITION
128: - The heat pump thermostat was tested in Heat 1, Heat 2, Emergency Heat, and Fan Only modes if so equipped.

HVAC DUCTS
129: - Not viewable due to not being able to enter the attic

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
130: - Gable

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

132: - The number of layers was determined by counting the number of layers of shingles or material at the.

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

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

CONDITION OF ROOF COVERING MATERIAL

REPR **135: -** A missing shingle(s) was noted on the front portion of the roof. This condition can exposing nail heads on shingle and adjacent flashing, resulting in possible roof leaks. UltraSound recommends further investigation and repair by a qualified professional.

SLOPE

136: - Medium slope is considered to be between 4 in 12 and 6 in 12.

FLASHING

137: - No counter flashing was found installed on any of the structure where the roofing shingles intersect with the brick siding. This should be installed to prevent moisture from penetrating behind the counter flashing that is present and into the structure.

Flashing in poor condition believed to be responsible for front porch leak

Example of how flashing should look

EXPOSED NAIL HEADS

138: - The exposed nail heads found on the roof penetrations have been properly sealed and appear in satisfactory condition.

PLUMBING VENT PIPE BOOT

139: - The rubber vent pipe boot (s) appear to be in satisfactory condition. After they reach approximately 5 to 8 years old, they should be inspected annually for splits or cracks which can occur on the top portion of the boot allowing moisture to penetrate the structure.

VENT PIPING CONDITION

140: - The visible portions of the plumbing vent piping appears satisfactory.

MEANS OF ROOF INSPECTION
141: - The roof covering was inspected by walking on the roof.

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

ROOF VENT CONDITION
143: - The roof vents are installed at the top portion of the roof and appear to be in satisfactory condition.

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

145: - Ridge Vents on each eve.

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

CHIMNEY CHASE COVER/ CROWN CONDITIONS
147: - The chimney cap is made of mortar. Its function is to keep water from entering the brick stack causing deterioration. This cap appears to be functioning as intended.

STACK CONDITION VIEWED FROM ROOF
148: - Satisfactory - The exterior of the chimney stack appears to be in satisfactory condition.

GARAGE INFORMATION/CONDITION

SIZE OF GARAGE
149: - Two car garage.

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

151: - The overhead doors are made of steel.

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

AUTOMATIC OVERHEAD DOOR OPENER (S)
153: - The overhead door opener appears to function appropriately.

SAFETY REVERSE SWITCH ON THE AUTOMATIC OPENER
SAFT **154: -** 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
155: - 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
156: - 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
157: - The garage door jambs appear to be in satisfactory condition with no damage or decay.

EXTERIOR PEDESTRIAN DOOR
158: - The exterior entry door appears to be in satisfactory condition.

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

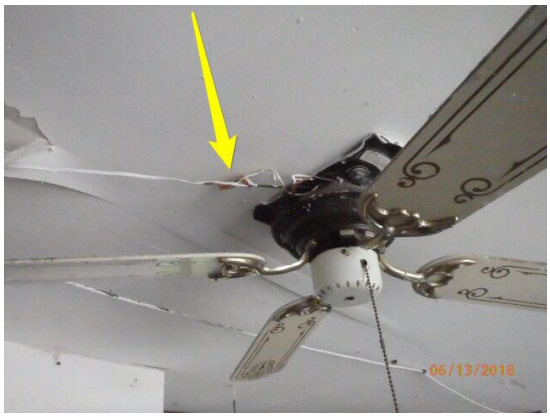
FLOOR CONDITION
160: - The visible portions of the garage floor appear to be in satisfactory condition.

WALL CONDITION
161: - The walls in the garage appear to be in satisfactory condition and meet the minimum fire separation standards. Blemishes in the wall such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable.

CEILING
REPR **162: -** FYI - Cracks were noted in portions of the tape joints in the sheetrock ceiling that are commonly seen by the inspector. This is usually due to shrinkage in the building materials or slight movement in the framing components. Repair as needed.

ELECTRICAL SERVICE TO GARAGE

163: - Unprofessional wiring was noted in the garage that is in need of repair/corrected by a qualified professional.



Non permanently installed outlets

Missing cover plate

LIGHTING

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

SMOKE DETECTOR

165: - None installed.

GARAGE FOUNDATION

SAFT **166: -** Elevated moisture levels were measured in the right front garage wall. Corrections should be made to the water drainage on the front side of the house to help resolve this issue.

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 **167: -** Main Power Panel. This is the one switch that will turn the power off to the complete structure in case of an emergency.

MAIN POWER DISCONNECT SIZE

168: - 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 LOCATION

169: - Garage

IS PANEL ACCESSIBLE

170: - Yes - The electrical panel is in a location that makes it readily accessible.

BREAKER LABELED

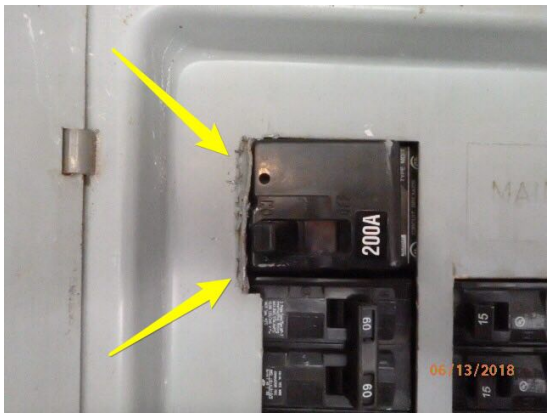
REPR **171: -** Not all of the electrical breakers found in the panel enclosure are labeled. Each breaker should be identified and properly labeled.

PANEL COVER REMOVED

172: - Yes

PANEL CONDITION

SAFT **173: -** The dead front cover panel has been modified to allow clearance for the main breaker which is not allowed by the manufacture of the panel. UltraSound recommends further investigation and repair by a qualified professional.



SERVICE CABLE TO PANEL TYPE

174: - Aluminum

MAIN PANEL TYPE

175: - 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

176: - Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

CONDITION OF BREAKERS

177: - Circuit breakers were found in the off position at the arrival of the inspection. It was undetermined if there is an issue with the circuit or appliance they control and further investigation is needed.

GROUND FAULT PROTECTED OUTLETS
178: - The structure predates the requirement for ground fault protected outlets. For safety reasons consideration should be given to having them installed in the following locations: Any outlets within 6' of a water source, all circuits in the kitchen (except refrigerator), all exterior locations, any non-dedicated outlets in the garage, and any outlets in an unfinished basement. For more information on Ground Fault Circuit Interrupt protected outlets, contact this inspection company.

ARC FAULT CIRCUIT INTERRUPTERS INSTALLED
179: - No - The structure may predates the requirement for Arc Fault Circuit Interrupters (AFCI), however, they should be considered as an upgrade to the non dedicated circuits. They are designed to respond to early arcing in the switches or outlets preventing house fires.

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

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

SMOKE DETECTORS
SAFT REC **182: -** There is not a sufficient amount of smoke detectors installed in the structure to meet today's safety standards. Although the structure may predate this requirement, 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. Safety issue. 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.

CENTRAL VACUUM INSTALLED
FYI **183: -** Yes - There is a central vacuum system installed. This inspection does not evaluate its performance, nor does it verify the availability of hoses or attachments.

WATER HEATER

Electric Water Heater

LOCATION
184: - Garage

FUEL SOURCE FOR WATER HEATER
185: - The water heater is heated with with electricity.

BRAND
186: - Kenmore

APPROXIMATE AGE OF HEATER
187: - Date of mfg 2010

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

EXPOSED WATER HEATER CONDITION
189: - The exterior of the water heater appears to be in satisfactory condition.

ELECTRIC SERVICE TO WATER HEATER
190: - The electric service to the water heater appears to be installed in an acceptable manner.

WATER PIPING CONDITION
191: - Satisfactory - The incoming and output piping is installed correctly.

THERMAL EXPANSION TANK
FYI **192: -** 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
193: - 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.

TEMPERATURE CONTROLS
194: - Heating elements are behind cover plates on electric water heaters. Removing cover plates to inspect heating elements is beyond the scope of this inspection.

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

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

SAFETY OVERFLOW PIPE
SAFT REPR **197: -** The overflow discharge pipe for the water heater is made from of PVC plastic which is not acceptable by today's safety standard. The pipe should be replaced with copper or a pipe that can withstand 200 degrees F. The pipe should also extend to within 6 inches of the floor.

OVERALL CONDITION OF WATER HEATER
198: - The water heater appears to be in good overall condition for it's age. 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.

Wood Burning Prefab Fireplace

LOCATION OF FIREPLACE
199: - Living Room

TYPE OF FIREPLACE
200: - Prefab metal firebox.

FIREPLACE FUEL
201: - The fireplace is designed to burn wood. FYI - If the fireplace is to be used for wood burning, the firebox, flue and stack assembly should be further inspected and any needed repairs made by a qualified professional chimney sweep. This inspection company is not equipped to inspect and view the inner portions of the fireplace.

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

FLUE CONDITION FROM FIREBOX
203: - Due to limited access or interference from the flue damper or gas log set, the chimney flue was not visible to inspect. Drop lights, mirrors, and smoke testing are not a part of the inspection. If this is a wood burning fireplace, it should be cleaned and inspected annually by a qualified professional chimney sweep.

FLUE CONDITION FROM ROOF
204: - The flue pipe was not viewable from the top of the chimney stack due to a rain cap being installed.

CHIMNEY CAP OR CROWN
205: - The chimney cap is made of mortar. Its function is to keep water from entering the brick stack causing deterioration. This cap appears to be functioning as intended.

RAIN HAT
206: - Yes- There is a metal spark arrestor installed. In addition to preventing fires, it will also help keep animals and birds from entering and nesting in the flue.

CHIMNEY HEIGHT & CLEARANCE
207: - Yes-The chimney installation appears to meet the roof clearance requirements.

SOURCE OF COMBUSTION AIR
208: - Room air is used for combustion in the fireplace. According to most vent free gas log set manufactures, it is recommended to have at least one window opened while operating the log set.

HEARTH CONDITION
REPR **209: -** FYI - A crack was noted in the fireplace hearth. For cosmetic reasons, it can be replaced as needed.

MANTLE
210: - 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.

COMMENTS
REC **211: -** Due to the age of the fireplace and the limited view of the flue, the inspector recommends having the fireplace inspected by a professional chimney sweep before further use.

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.

ELECTRICAL OUTLETS
212: - The accessible outlets (those not limited by current use or obstruction by possessions) were tested and appear correctly wired and grounded. GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to having them upgrading with GFCI protected outlets to meet today's modern safety standards.

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

CABINETS, DRAWERS, AND DOORS

REPR **214: -** FYI - The floor of the base cabinet right of the sink is sagging from what appears to be water damage. No active leaks were found during the inspection and the extent of the damage was undetermined. The area should be monitored for future leaks and repairs may be necessary to the cabinet floor.

Lower cabinet right of sink

PANTRY CONDITIONS

215: - 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

216: - Faucets and supply lines appear satisfactory with no leaks noted.

DISH SPRAYER ATTACHMENT

REPR **217: -** The dish sprayer attachment leaked around the base of the sprayer when tested. The sprayer attachment will need repaired/replaced to function as designed.

SINK AND DRAIN LINES

218: - The sink and drainage lines functioned properly and appear to be in satisfactory condition.

CAULKING WATER CONTACT AREAS

219: - The caulking in water contact areas appears to be satisfactory.

FOOD WASTE DISPOSAL
220: - 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
221: - 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
222: - 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.

RANGE/OVEN FUEL SOURCE
223: - Electric - There is a 220 - volt hookup for an electric range/oven.

RANGE/OVEN CONDITION
SAFT **224: -** An anti-tip safety device has not been installed on the freestanding stove. We suggest that this inexpensive device be installed for child safety. The bracket and Instructions for installing this device were included with the appliance when purchased. If the bracket cannot be found, they are generally available from appliance or hardware stores.

COOKTOP CONDITIONS
225: - Satisfactory




EXHAUST VENT CONDITION
226: - There is a range hood installed however it does not exhaust to the exterior of the structure.

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

REFRIGERATOR
228: - The testing of refrigerators is beyond the Tennessee Standards of Practice. If a refrigerator is included in the purchased of this property, UltraSound recommends it be further evaluated prior to closing to determine it's functionality.

HEAT SOURCE
229: - A heat register was found installed in this room.

LAUNDRY ROOM

LOCATION FACING HOUSE
230: - Upstairs
231: - Hallway

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

WALLS
233: - 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
FYI **234: -** Damage was found in the ceiling of this room that is in need of repair.


Laundry room ceiling

FLOORING MATERIAL
235: - The flooring in this room is a laminated Hardwood. A composite material with a thin layer of wood laminate to the top surface.

FLOOR CONDITION
236: - The visible portions of the floor covering in the laundry room appears to be in satisfactory condition. FYI - Be sure to check the condition of the floor covering after the movers have removed the washer and clothes dryer to determine if the floor covering materials were damaged when moving the appliances.

WINDOW CONDITION
237: - None Installed

ELECTRICAL OUTLETS
238: - The accessible outlets (those not limited by current use or obstruction by possessions) were tested and appear correctly wired and grounded. GFCI protected outlets were not required at this location at the time of construction. Consideration should be given to having them upgrading with GFCI protected outlets to meet today's modern safety standards.

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

WASHER & DRYER

FYI **240: -** The washer and dryer were present at the time of the inspection. FYI -Testing of these components are beyond the scope of the inspection as well as the Tennessee Standards of Practice. If they are part of the sale the buyer should make certain they are in working condition prior to closing.

WASHER HOOKUP

FYI **241: -** The trim ring was found missing from the washing machine connection box that needs to be installed.

Missing trim ring

WASHER PAN

REC **242: -** No drip pan was found installed under the washing machine in the laundry room. Any time the washing machine is installed on a floor level with or above another finished floor, a drip pan should be considered to prevent flood damage caused by an overflowing washer or leak.

DRYER HOOKUP

243: - 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

244: - Satisfactory - The dryer ventilation found in the laundry room appears adequate.

AREA VENTILATION ISSUES

245: - Satisfactory - The fresh air supply for the laundry room appears adequate.

LAUNDRY BASIN
246: - None installed

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
247: - Downstairs: hallway powder room
248: - Upstairs: left front master, left rear hallway bathroom #1

FLOOR CONDITION
REPR **249: -** Water stains were noted in the hardwood floor around the toilet which indicates a possible leak issue. No elevated moisture levels were measured at the time of the inspection, however, further investigation is needed.


Powder room

VENTILATION FANS
250: - The exhaust fans, where installed, appear to function as designed. If fans are not installed, additional notations will appear in the report.

ELECTRICAL OUTLETS

SAFT **251: -** There is a Ground Fault Circuit Interrupt (GFCI) outlet installed in the area of the sink however it failed to stop the current flow or did not reset as designed after testing. This is a safety issue and replacement or repairs are needed.

The outlet right of the master sink is not GFCI protected

Upstairs hallway bathroom #1

VANITY CABINET

FYI **252: -** The base of the vanity cabinet under the sink has previously been wet and show signs of slight water damage. No elevated moisture levels were measured at the time of the inspection and the plumbing system should be monitored for any future leak issues.

Powder room cabinet

Master bathroom

BASIN AND DRAIN FIXTURE

253: - The bathroom basins 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.

FYI **254: -** Corrosion was found on the plumbing drain pipes indicating they are reaching their life expectancy. It did not appear to be leaking during the inspection however consideration should be given to having the pipes replaced with PVC.

Powder room

FAUCET AND SUPPLY LINES

REPR **255: -** The faucet is loose where it attaches to the base of the sink/cabinet. Repairs are needed to have it properly secured.

Powder room faucet loose

TOILET CONDITION

REPR **256: -** A loose toilet was noted in the bathroom mentioned below. UltraSound recommends further investigation and repair by a qualified professional.

1. Downstairs powder room

Powder room toilet

REPR **257: -** An active leak was found between the upper tank and the toilet bowl that is in need of repair by a qualified professional.

Leaking at both sides of the toilet

TUB

258: - The bathtub found installed is a fiberglass reinforced plastic material and it appears to be in satisfactory condition. Small chips in the fiberglass surface are commonly seen by the inspector which are considered a cosmetic issue. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

Upstairs hallway bathroom #1

TUB MIXING VALVE

259: - The tub mixing valve(s) and control lever appear to be in satisfactory condition.

SHOWER HEAD AND MIXING VALVES

260: - The shower, shower head, and mixing valves appear satisfactory and functioning as designed.

SHOWER PAN

261: - The 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.

Master shower

TUB & SHOWER WALLS

262: - 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
263: - The tub/shower appears 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
264: - The shower/tub door(s) installed appear in satisfactory condition and have the correct markings of being either tempered or safety glass.

CAULKING/WATER CONTACT AREAS
265: - 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
266: - A heat source was noted in the bathrooms.

BEDROOM INFORMATION/CONDITION

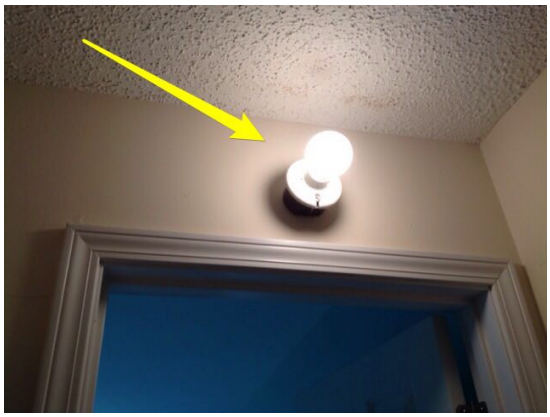
All of the components in the following bedrooms were thoroughly inspected in accordance with the Tennessee Standards of Practice. The focus of the inspection is on significant defects and as a rule cosmetic issues are not addressed. The rooms are also examined to verify a heat source and the presence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

LOCATIONS FACING HOUSE
267: - Upstairs bedroom locations:
1. Left front master
2. Rear center bedroom #1
3. Left rear bedroom #2

BEDROOM OBSERVATIONS
268: - All of the components in this bedroom were found to be in serviceable and satisfactory condition except the following...

BEDROOM CLOSET

SAFT **269: -** The ceiling light in the closet has an exposed incandescent bulb which is considered a fire hazard by today's safety standards. The bulb should be removed and replaced with a screw in fluorescent type bulb to correct this unsafe condition.



Rear center bedroom closet light

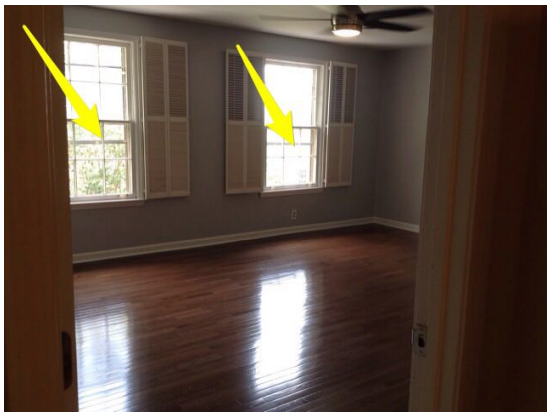
FLOOR CONDITION

FYI **270: -** There is a slight rise in the floor at the entrance of this bedroom. It is undetermined the reason or cause of this.

Left rear bedroom #2

WINDOW CONDITIONS

REPR **271: -** The assist spring that supports the window in the up position appears broken and needs repaired/replaced for the window to function as designed.



Both master bedroom windows

ELECTRICAL OUTLETS

SAFT **272: -** One electrical outlet found in this bedroom has reversed polarity (hot and neutral wires reversed). This condition should be corrected by a qualified professional.

Rear Center bedroom #1

SAFT **273: -** An electrical outlet cover plate was found missing in this room that for safety concerns should be replaced.

Rear center bedroom #1

SMOKE DETECTOR

SAFT **274: -** None Installed. A smoke detector should be installed in every bedroom.

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
275: - The interior walls in the structure appear to be drywall.

WALL OBSERVATION
276: - 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.

REPR **277: -** A poor wall repair was found in the wall below the right window in left front living room. The reason for the repair is unknowns and further attention is needed for a better appearance.


Right window in left front living room

CEILING OBSERVATION
278: - Damage was found in the ceiling of the left front living room that is in need of repair.


Left front living room

FYI **279: -** Sagging was noted in the supporting header/beam over the opening between the front living room and dining room. The reason for this condition was undetermined and further investigation is needed.

Sagging between dining & living room

FYI **280: -** FYI - Portions of the ceiling in the room(s) mentioned below have been previously repaired. It was undetermined the extent of any hidden damage and the reason for the repair or if they were successful.

1. Dining room
2. Left front living room

Left front living room

Dining room

Window Condtion

WINDOWS DESCRIPTION

281: - Double Hung.

WINDOW OBSERVATION

REPR **282: -** The window(s) in the rooms listed below have a cloudy or wet like appearance indicating a possible defect in the thermal seal between the two panes of glass. This condition also effects the insulation R-value of the window. For maximum heating and cooling efficiency and for the glass to have a clear appearance, replacement is needed. The defective sashes have been identified with blue tape.
1. Rear family room

Rear family room

283: - The windows in these rooms are stuck in the closed position not allowing the inspector to open and inspect the window. Repairs are needed for it to function as designed.

Right window in left front living room

The rear windows in the rear family room

REPR **284: -** The locking hardware on the side window in the rear family room is broken and needs replaced.

Side window in rear family room

285: - Damage was found in the rear family room window trim/casing that is significant enough that repairs are needed.

Rear family room window

Interior Doors

ENTRY DOOR CONDITION

REPR **286: -** A misaligned strike plate was noted on the door(s) mentioned below, preventing the door from properly latching when closed. Repair.

1. Bonus room

Bonus room

Closets

CLOSET OBSERVATION

REPR **287: -** The upstairs hallway closet door is interfering with the floor making it difficult to operate. The door will need trimmed for it to function as designed.

Upstairs hallway closet

Floor Surfaces

MATERIAL

288: - Wall to Wall Carpet.

289: - Hardwood

FLOOR OBSERVATION

290: - The visible portions of the floor (those not covered by furniture or rugs) appear to be in satisfactory condition.

Stairs - Handrails - Balusters

OBSERVATION

SAFT **291: -** The handrail on the main stairway is loose where it attaches to the wall and needs repaired. Safety issue.

Loose handrail

SAFT **292: -** The handrail on the stairway leading to the upstairs has been installed too low. The railing should be no lower than 34" from the top of the outer edge of the stairway tread. Safety issue.

SAFT **293: -** The balusters on the upper portion of the stairway are installed too far apart leaving an unsafe condition for small infants. Per minimum safety standards, the balusters spacing should not exceed 4". Although the structure may predate this requirement, for safety reason consideration should be given to having this corrected.

Ceiling Fans

CEILING FAN OBSERVATION

REPR **294: -** The ceiling fan installed in the bonus room did not function using the remote control. Further investigation is needed.

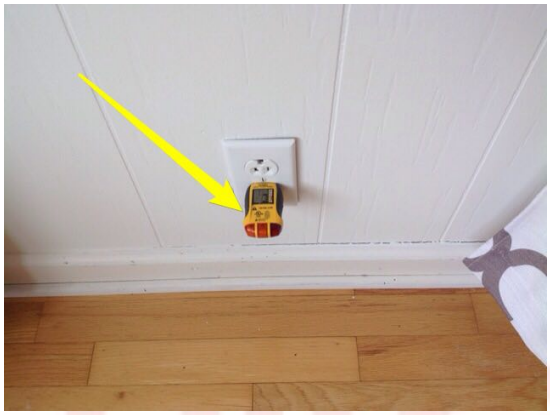
Bonus room

Switches/Receptacles/Lights

DESCRIPTION
295: - Grounded

ELECTRICAL OUTLETS
296: - 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.

REPR **297: -** Electrical outlets were found in the rear family that did not function when tested. Further investigation and possible repairs are needed by a qualified professional.



All outlets in this room

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

ATTIC INFORMATION

ATTIC ACCESSIBILITY
299: - Ceiling scuttle hole.

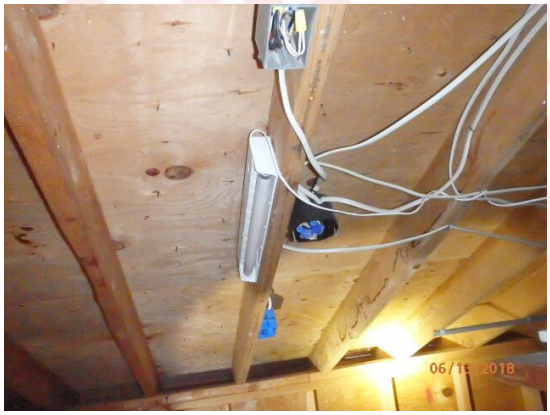
SCUTTLE HOLE DOOR CONDITION
300: - The ceiling scuttle hole door appears sealed against the ceiling and in satisfactory condition.

METHOD OF INSPECTION

301: - A section of HVAC duct has been installed across the attic access hole in the upper attic which has made it not accessible to view and inspect. UltraSound recommends having another access panel door installed to allow access to the attic which contains important roofing framing components that should be inspected prior to closing.

ELECTRICAL CONDITION

302: - Unprofessional electrical wiring was found in the attic closet off of the bonus room that needs further inspected and the necessary repairs made by a qualified electrician.



Missing cover plate

INSULATION CLEAR OF SHEATHING
303: - Insulation was found in contact with the roof' s sheathing in the walk-in attic off of the bonus room. There should be at least a 1 1/2" air gap between the insulation and the roof sheathing for proper attic ventilation and to help protect the roof decking from condensation. Either the insulation should be repositioned or styrofoam baffles be installed that are designed for this type of application.

WALL INSULATION CONDITION
304: - The insulation found on the exposed sections of the wall appear to be 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
305: - The crawlspace entrance appears satisfactory and is adequately sized.

CRAWLSPACE DOOR CONDITION
306: - The crawlspace door appears to be in satisfactory condition with no voids or decay.

LOCATION OF CRAWLSPACE ENTRANCE
307: - Exterior
308: - Rear of House

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

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

PERCENT INTERIOR FOUNDATION WALL EXPOSED
311: - Only about 50% to 75% were visible to inspect.

CONDITIONS NOTED IN EXTERIOR WALLS,INTERIOR VIEW

REPR **312: -** Cracks were noted in the left end foundation block wall in the crawlspace. This may be an indication of settlement or movement in the foundation. Due to the inspector not knowing when the cracks occurred, it is recommended the areas be further investigation by a qualified professional foundation contractor or structural engineer to determine if repairs are necessary.

SILL PLATES PERCENTAGE VISIBLE

313: - Most all of the sill plates were visible.

FOUNDATION BOLTS/STRAPS NOTED

314: - No - This inspection was unable to locate foundation bolts or brackets installed.

EVIDENCE OF WATER ENTRY IN THE CRAWLSPACE NOTED

REPR **315: -** Water was found accumulated in the crawlspace floor under the left rear portion of the building. It was undetermined where exactly the water came from however it should be further investigated and removed from the building. In addition, keeping the gutters clean, extending gutter downspouts to at least 4' to 6' from the foundation and correcting the ground slope around the structure should help address a lot of this issue..

EVIDENCE OF MICROBIAL DEBRIS NOTED

SAFT **316: -** A light amount of microbial debris was noted on the floor joists in the crawlspace. Certain types of microbial debris can be toxic to humans. UltraSound inspectors do not inspect for mold nor are we microbial debris experts, we only note that it is present as a courtesy. We recommend that these areas be further investigated by a professional remediation company prior to closing to determine if remediation is necessary. Possible health issue.

FOOTER DRAIN TILE NOTED

317: - No - The inspection did not reveal any evidence of a footer drainage system.

FLOOR FRAMING MEMBERS SIZE.

318: - The floor framing is constructed with 2" x 10" members.

319: - The floor/ceiling is framed with 16-inch centers.

EXPOSED FLOOR FRAMING CONDITION

REPR **320: -** Water damage with elevated moisture damage was noted in the rim joist on the left and right ends of the building. UltraSound recommends further investigation and repair by a qualified professional.

DRYER VENTILATION PIPE

SAFT REPR **321: -** The dryer ventilation pipe is currently exhausting unwanted lint and moisture into the crawlspace. The inspector recommends installing a nonflexible metal dryer vent pipe in as straight and as short of distance as possible to the exterior of the house with a louvered vent door attached to the end.

CRAWLSPACE DEBRIS

REPR **322: -** Wood scraps were found under the house in the crawlspace that needs removed. The inspector highly recommends removing all wood or paper products from the crawlspace floor to help prevent the attraction of wood destroying organisms.

FLOORING INSULATION

323: - No flooring insulation was found installed under the floor structure.

VAPOR BARRIER INSTALLED
324: - 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
325: - There are hollow masonry piers installed in the crawlspace.

326: - The post is an adjustable steel type.

CONDITION OF PIERS
FYI **327: -** Additional supporting piers have been installed in the crawlspace under what appears to be a load bearing wall by a professional foundation contractor for some unknown reason. Recommend further investigation to determine why the piers were installed and if the work carries a transferable warranty.

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
328: - 3/4" water service line from the meter to the main cutoff.

PUBLIC SERVICE PIPING MATERIAL
329: - The main service line to the structure is PVC (poly vinyl chloride) plastic pipe.

MAIN WATER SHUTOFF VALVE LOCATION

FYI **330: -** Crawlspace

WATER PRESSURE REGULATOR VALVE PRESENT

331: - None found installed

WATER PRESSURE

332: - 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

333: - The interior water supply piping is 1/2" in diameter.

INTERIOR SUPPLY PIPING MATERIAL

334: - The interior supply piping in the structure is predomina nt ly copper.

INTERIOR SUPPLY PIPING CONDITION

335: - 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

336: - No leaks found at the time of the inspection.

FUNCTIONAL SUPPLY

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

WASTE PIPING MATERIALS

338: - There is also some PVC (poly vinyl chloride) plastic piping installed.

WASTE PIPING CONDITION

REPR **339: -** A water filtration system has been removed from the structure. The drain line and plumbing trap for this system has been abandoned in the crawlspace. The drain line should be removed and the plumbing pipe repaired to prevent sewage water and gases from entering the structure.

REPR **340: -** Unprofessional plumbing has been performed in the upstairs bonus room closet where a sink has been installed. The drain assembly has become disconnected from the sink that is currently draining into the garage lavatory. UltraSound recommends further investigation and repair by a qualified professional.

Disconnected drain pipe

Drain in garage

LOCATION OF LEAK IN WASTE PIPE

341: - No leaks were found at the time of the inspection.

SUPPLY/WASTE PIPING SUPPORTS

342: - The tie straps and hangers supporting the supply piping and waste lines appear adequate.

FUNCTIONAL DRAINAGE

343: - 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

344: - The vent material, as it passes through the roof, is PVC plastic.

VENT PIPING CONDITION

345: - The visible portions of the plumbing vent piping appears satisfactory.

OBJECTIONABLE ODORS NOTED
346: - No

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.