Confidential Inspection Report

LOCATED AT:
1459 Crimson Clover Ct
Brentwood, TN 37027

PREPARED EXCLUSIVELY FOR:
Barbara Decker

INSPECTED ON:
Monday, November 4, 2019

Inspector, Veo A. Moore TN00198
Ultrasound Home Inspections

Report Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

PATIO HANDRAIL

PATIO SITE INFORMATION

SAFT **s-19:** The spacing between the guardrail and post at the rear patio area exceeds 4 inches in width which does not meet today's minimum safety standards. Although it may predate this requirement, upgrading should be considered. Safety issue.

SMOKE DETECTORS
DISTRIBUTION PANEL NO. 1 ELECTRICAL SYSTEMS

SAFT **s-205:** The structure is equipped with smoke detectors however the batteries are missing from several of the detectors. They should be tested periodically in accordance with the manufacturer's specifications and the batteries replaced twice a year.

EVIDENCE OF MICROBIAL DEBRIS NOTED
CRAWLSPACE CRAWLSPACE/BASEMENT

SAFT **s-366:** A light amount of microbial debris was noted on the floor structure in the crawlspace at the location(s) listed below. Certain types of microbial debris can be toxic to humans. UltraSound inspectors do not inspect for, or determine if mold exists. Inspectors cannot determine what types of microbial debris exists in the noted areas without a test from a qualified laboratory. UltraSound recommends further investigation and repair buy a qualified professional.

1. Master bathroom
2. Laundry room

PATIO HANDRAIL

PATIO SITE INFORMATION

REPR **s-18:** The patio stoop handrails appear loose and need properly re-secured.

ENTRY STOOP CONDITION

EXTERIOR COMPONENTS EXTERIOR BUILDING COMPONENTS

REPR **s-39:** The steps at the rear patio stoop are not uniform in height. Variation in step height cannot exceed 3/8" according to current safety standards. UltraSound recommends correcting this condition. Caution is advised when using these steps as this condition can be a tripping hazard.

DOOR CONDITIONS

EXTERIOR COMPONENTS EXTERIOR BUILDING COMPONENTS

REPR **s-41:** Damage was noted to the weather strip at the door(s) listed below. Repair/replacement is needed to seal the door from the outside elements and maximum heating and cooling efficiency.

1. Rear patio door

WINDOW CONDITION

EXTERIOR COMPONENTS EXTERIOR BUILDING COMPONENTS

REPR **s-43:** One of the window screens at the upstairs bedrooms is damaged and in need of replacement.

GUTTERS

EXTERIOR COMPONENTS EXTERIOR BUILDING COMPONENTS

REPR **s-50:** Clogged gutters were noted on most of the gutter system, preventing 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.

SIDING CONDITIONS

EXTERIOR COMPONENTS EXTERIOR BUILDING COMPONENTS

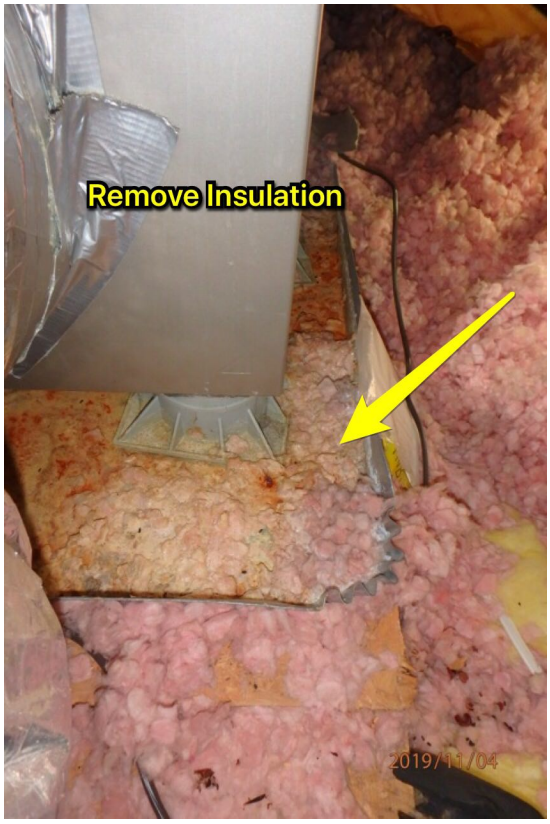
REPR **s-56:** Damage was noted to the brick at the garage door opening. Repairs needed.

INSULATION WRAP ON THE A/C REFRIGERANT LINE
A/C UNIT 2 HVAC

REPR **s-88:** Missing/decayed insulation was noted on the upper level A/C refrigerant line. All exposed sections of the refrigerant line should be fully insulated for maximum heating and cooling efficiency.

DRIP PAN
GAS HEAT UNIT 2 HVAC

REPR **s-124:** Insulation was noted in the drip pan under the upper level HVAC unit which will allow the pan to become clogged, preventing proper function of the pan and float. Repair.



CONDITION OF ROOF COVERING MATERIAL
ROOF INFORMATION

REPR **s-143:** Damage was noted to a portion(s) of the roof shingles at the locations listed below. UltraSound recommends further investigation and repair by a qualified professional.

1. Left side
2. Upper ridge

REPR **s-144:** Lifted shingle(s) were noted on the roof in the location(s) listed below. Repair is needed to prevent wind from damaging the shingle(s).

1. Rear

REPR **s-145:** A missing shingle(s) was noted on the roof at the location(s) listed below. This condition can expose nail heads on the roof covering and adjacent flashing, resulting in possible roof leaks. UltraSound recommends further investigation and repair by a qualified professional.

1. Right side

REPR **s-147:** The incorrect shingle type was found to be installed as a repair at the rear of the home.

EXPOSED NAIL HEADS
ROOF INFORMATION

REPR **s-150:** Exposed nail heads that secure any type of flashing or shingles to the roof should be properly sealed when installed to prevent moisture from penetrating the structure. Unsealed nail heads were found in these locations:

1. Ridge cap shingles
2. Plumbing boots

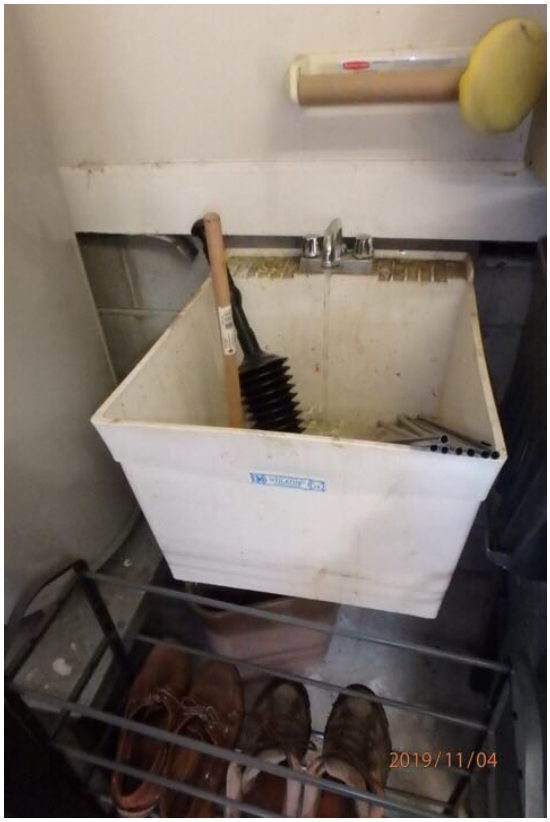
ENTRY DOOR TO STRUCTURE
GARAGE INFORMATION/CONDITION

REPR **s-173:** The weather strip on the garage entry door is damaged and needs replaced for maximum heating and cooling efficiency.

FAUCET AND SUPPLY LINES

GARAGE INFORMATION/CONDITION

REPR **s-184:** The hot water shut off valve(s) located under the garage sink was found in the off position at the arrival of the inspection. For flood concerns and to meet the Tennessee Standards of Practice, the inspector is not allowed to open or operated any water valves that have been turned off. For this reason the condition of the hot water supply line and hot water side of the faucet wer undetermined and further investigation is needed.



COMMENT
GARAGE INFORMATION/CONDITION

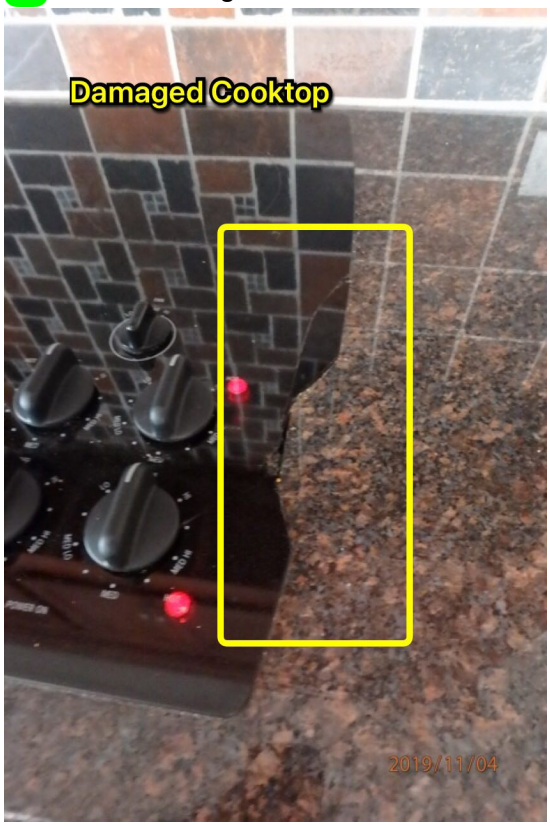
REPR **s-185:** Wood destroying insect shelter tubes were found along the foundation wall in the garage space. No apparent damage was found during the inspection however further attention is needed by a qualified insect contractor to determine if treatment is necessary.

TEMPERATURE & PRESSURE RELIEF VALVE
GAS WATER HEATER WATER HEATER

REPR **s-225:** A leaking TPR (temperature pressure relief) valve was noted at the water heater. Excessive water pressure, excessive water temperature, and a defective valve are common causes of this condition. UltraSound recommends further investigation and repair by a qualified professional.

COOKTOP CONDITIONS
KITCHEN & APPLIANCES

REPR **s-262:** The glass surface of the cooktop is damaged and may possible need to be replaced.

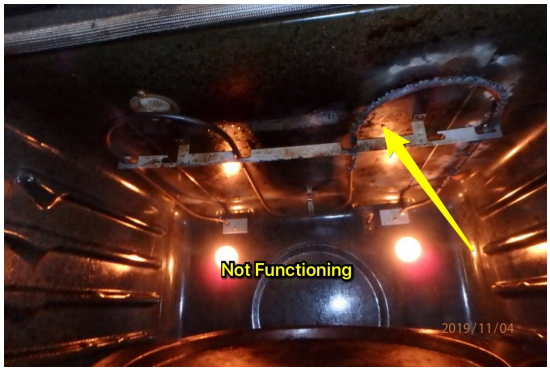


DISHWASHER
KITCHEN & APPLIANCES

REPR **s-265:** The dishwasher is not properly attached to the under side of the countertop or the sides of the base cabinet. This leaves the unit in an unstable condition that should be corrected. Safety issue.

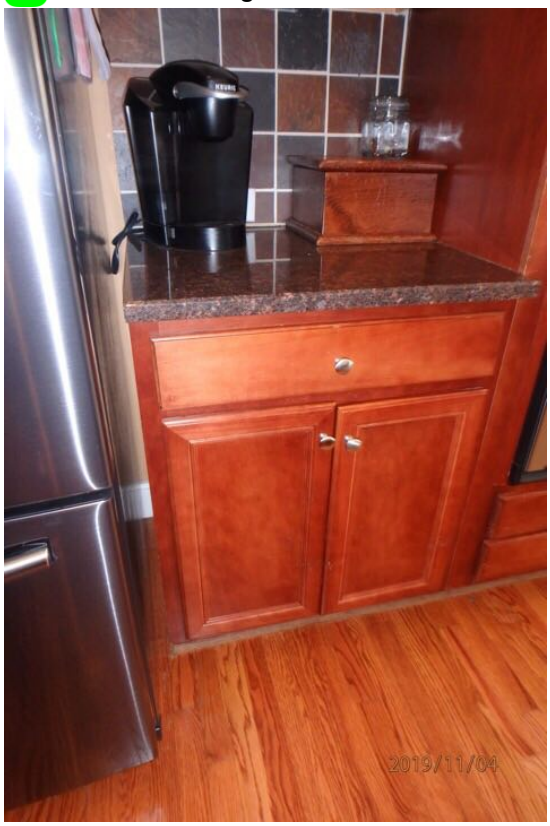
OVEN CONDITION
KITCHEN & APPLIANCES

REPR **s-268:** The upper heating element in the oven did not heat up or function when tested. Replacement is needed.



CABINETS, DRAWERS, AND DOORS
KITCHEN & APPLIANCES

REPR **s-273:** Damage was found to one of the cabinet drawers.



REPR **s-274:** The cabinet door(s) indicated in the photos are misaligned or out of adjustment. The hinges need to be adjusted for the doors to function smoothly.

CAULKING WATER CONTACT AREAS
KITCHEN & APPLIANCES

REPR **s-276:** Caulking is needed where the countertop intersects with the back splash to prevent moisture from possibly penetrating behind the cabinets causing costly damage. This is considered normal maintenance.

FLOOR CONDITION
KITCHEN & APPLIANCES

REPR **s-284:** Damage was found in the wood floor covering in the kitchen.

ENTRY DOOR

BATHROOM INFORMATION/CONDITIONS

REPR **s-290:** The door knob assembly on the entry door does not latch on the strike plate in the closed position. Adjustments are needed to the strike plate/door(s) listed below so the door(s) will latch correctly when closed.

1. Master bathroom

ELECTRICAL OUTLETS

BATHROOM INFORMATION/CONDITIONS

REPR **s-298:** A loose electrical outlet was noted in the bathroom listed below. This can make un-plugging appliances difficult.

1. Downstairs hall bathroom

VANITY CABINET

BATHROOM INFORMATION/CONDITIONS

REPR **s-299:** Damage was noted to the bathroom vanity drawer in the bathroom(s) listed below. Repair/replacement is needed.

1. Master bathroom (Right side)

CAULKING/WATER CONTACT AREAS
BATHROOM INFORMATION/CONDITIONS

REPR **s-312:** Additional caulking/sealing is needed around the tub/shower in the location(s) listed below. This condition can allow possible moisture intrusion and may result in damage.

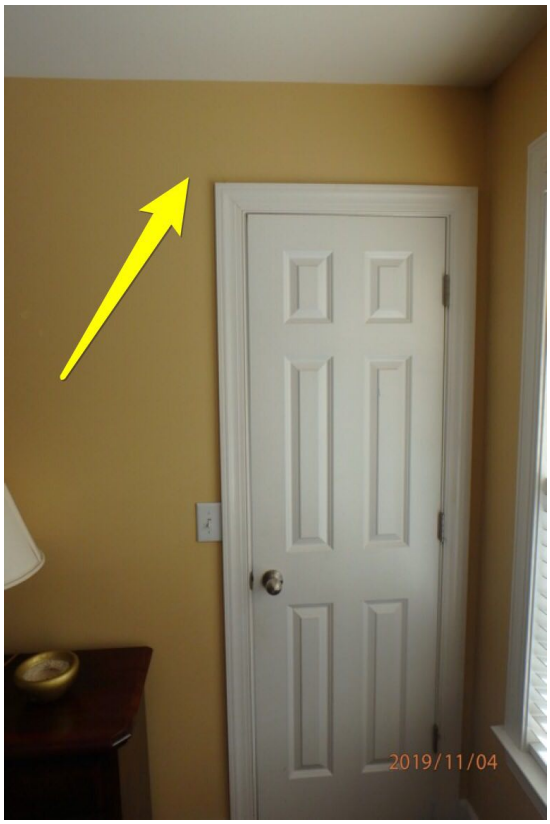
1. Master bathroom

WALL OBSERVATION

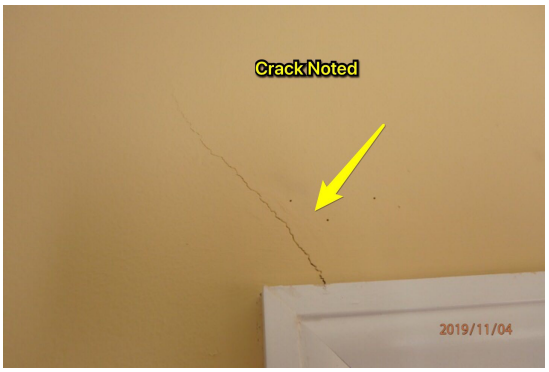
WALLS & CEILINGS INTERIOR AREAS

REPR **s-316:** A wall crack(s) was noted above the door(s) at the location(s) listed below. This may be the result of excessive movement in the foundation or the framing components. The installed door is drain along the upper jamb as well. Further investigation is needed by a qualified professional and or structural engineer to determine if repairs are necessary.

1. Upstairs front bedroom closet doorway
2. Laundry room entry doorway



Upstairs Front Bedroom



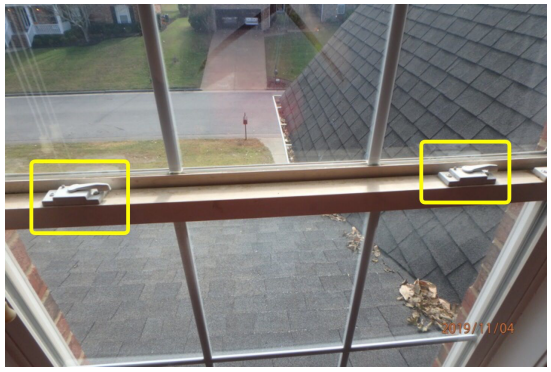
Laundry Room

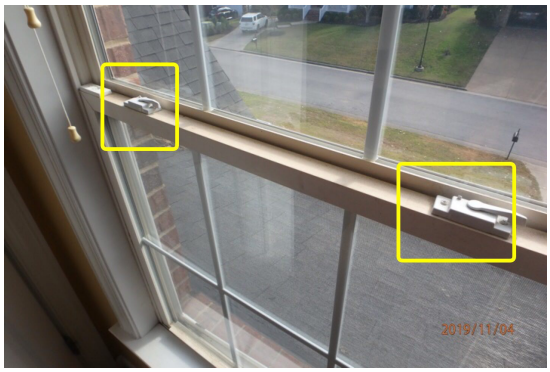
WINDOW OBSERVATION

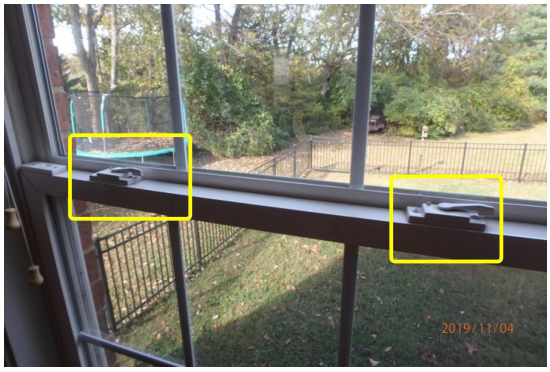
WINDOW CONDTION INTERIOR AREAS

REPR **s-319:** Alignment issues were noted at the window hardware, preventing the lock from functioning as designed. The window(s) location(s) is listed below.

1. Upstairs front bedroom
2. Family room





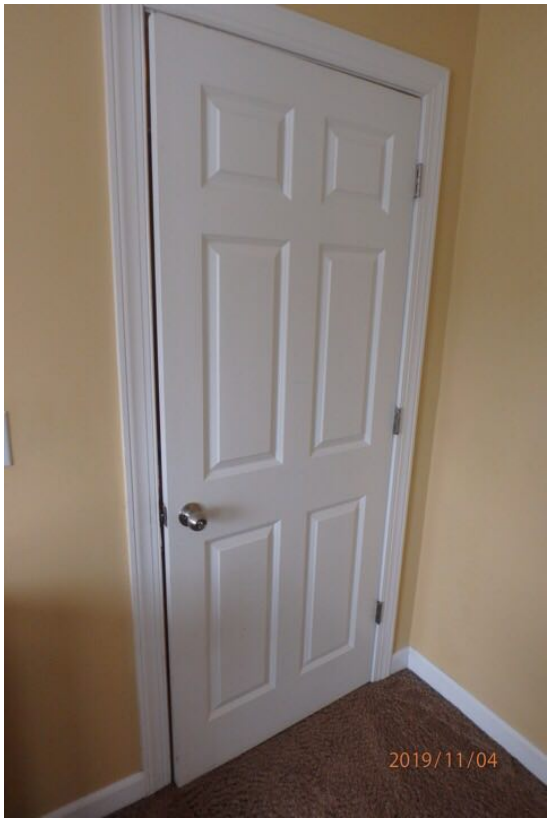


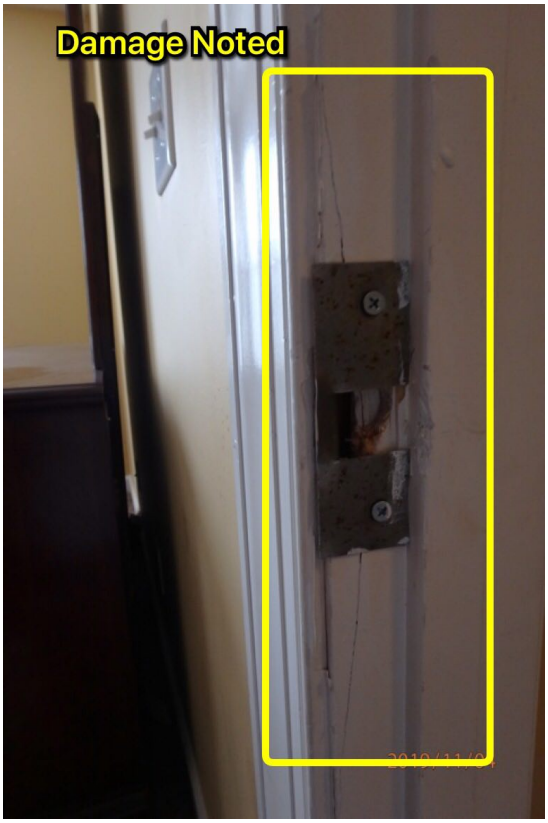
REPR **s-320:** A damaged assist spring was noted in the window(s) mentioned below. Repair is needed for the window(s) to function as designed.

1. Upstairs front bedroom closet

ENTRY DOOR CONDITION
INTERIOR DOORS INTERIOR AREAS

REPR **s-321:** The upstairs front bedroom entry door appears to have been forced open causing damage to the door jamb in the latch area. Repairs and/or replacement is needed for the door to latch properly.

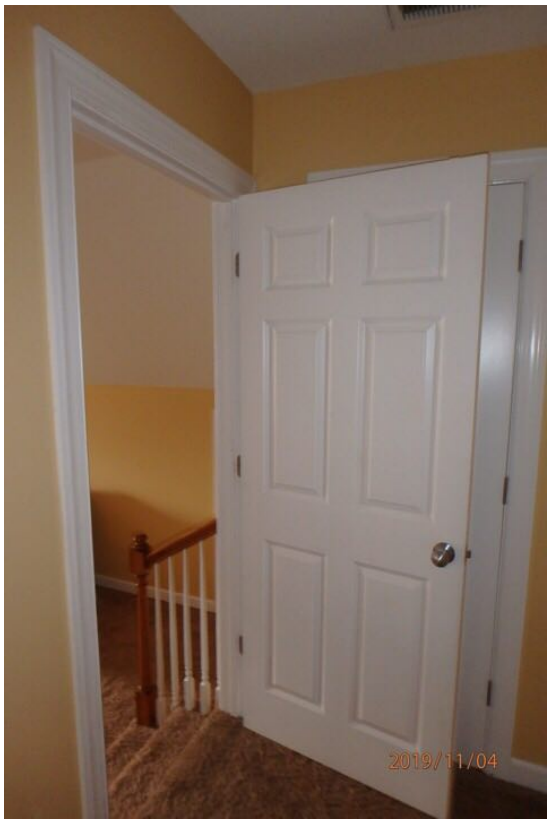


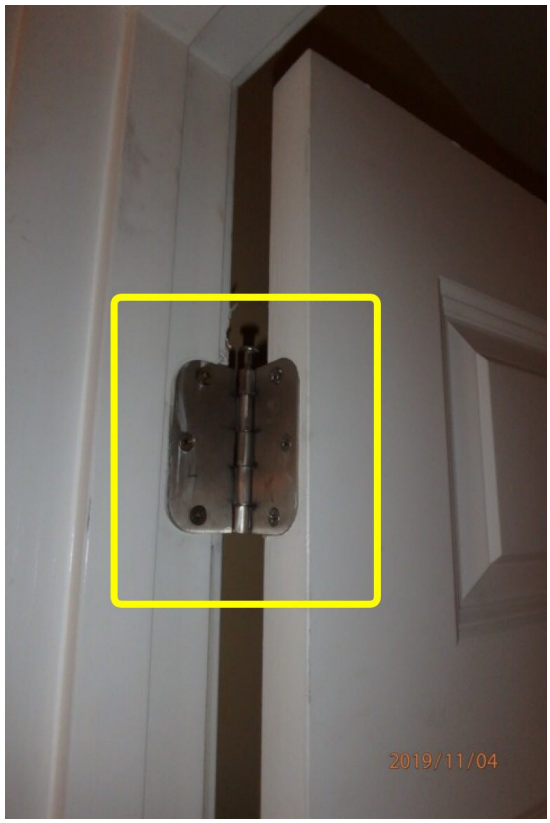


Upstairs Front Bedroom

REPR **s-322:** The screws that secure door hinge(s) in place are loose/stripped which prevents the door from being properly installed causing it to interfere with the jamb. Repairs are needed for it to function as designed.

1. Upstairs bonus room

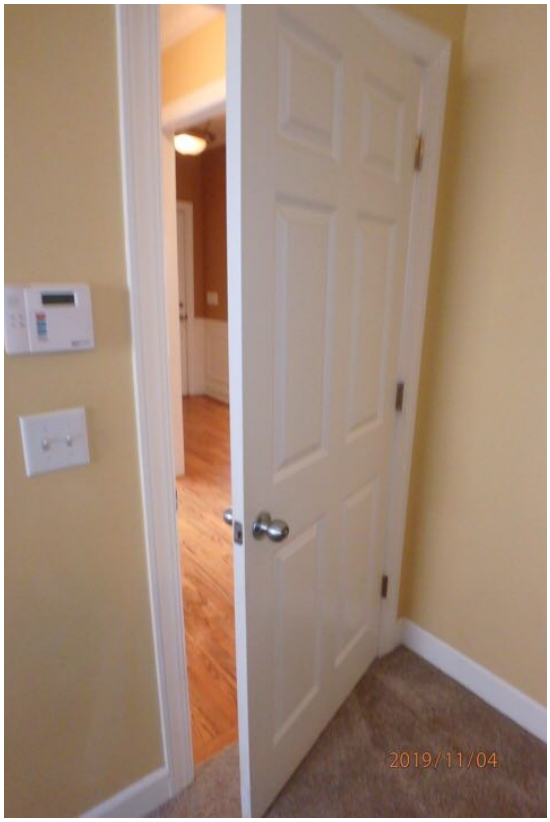




Bonus Room

REPR **s-323:** The doors mentioned below will not stay open without the use of a doorstop. Adjustments are needed.

1. Maser bedroom entry door



LIGHTING

SWITCHES/RECEPTACLES/LIGHTS INTERIOR AREAS

REPR **s-335:** Non functioning lights were noted in the room(s) listed below. Without replacing light bulbs, the inspector is unable to determine if the issue is in the bulb, the fixture, or the wiring. The bulbs should be changed to determine if the issue goes beyond replacing bulbs. UltraSound recommends further investigation and repair by a qualified professional.

1. Living room

EXHAUST FAN DUCTING
ATTIC INFORMATION

REPR **s-353:** A disconnected bathroom exhaust duct was noted in the attic at the location(s) listed below. The vent should be reattached to prevent moisture from exhausting into the attic.

1. Left side

CRAWLSPACE DOOR CONDITION
CRAWLSPACE CRAWLSPACE/BASEMENT

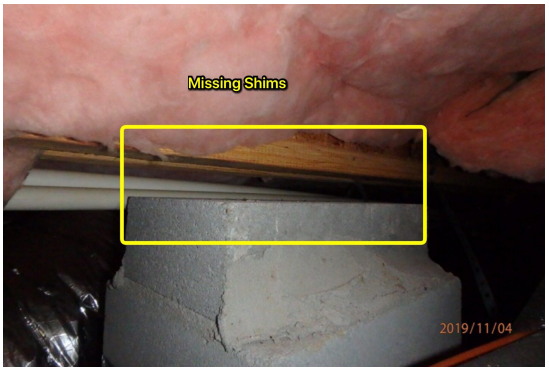
REPR **s-357:** Adjustments are needed to the crawlspace door for the close and latch as designed.

FLOORING INSULATION
CRAWLSPACE CRAWLSPACE/BASEMENT

REPR **s-375:** Insulation batts were found missing from the floor structure under the laundry room. Re-installation on the insulation is needed.

CONDITION OF PIERS
CRAWLSPACE CRAWLSPACE/BASEMENT

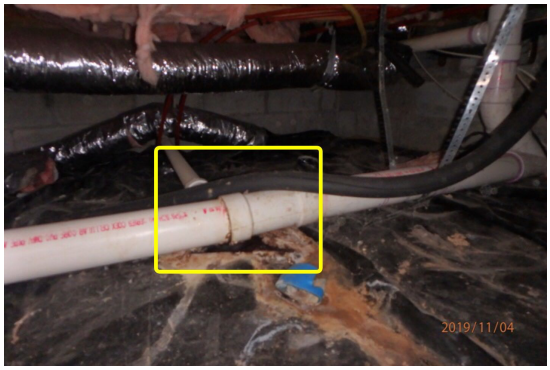
REPR **s-379:** Missing shims were noted at two of the installed piers in the crawlspace. The shims are needed to ensure the intended joist are properly supported. UltraSound recommends repair by a qualified professional.



LOCATION OF LEAK IN WASTE PIPE
PLUMBING SYSTEM

REPR **s-395:** Water stains were noted in the subfloor under the master bathroom toilet. No elevated moisture levels were measured in the area of the stains however leaks may not occur until the toilet is being used under normal conditions . Further investigation is needed by a qualified professional to determine if repairs are needed.

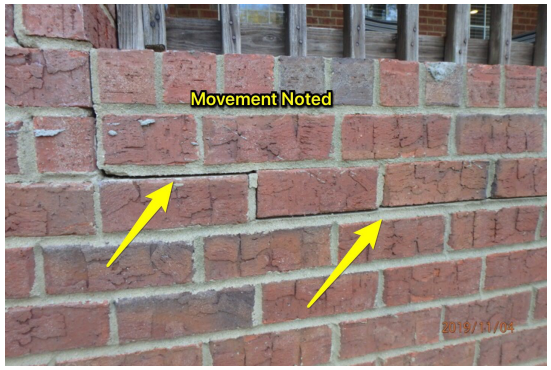
REPR **s-396:** An active waste line leak was noted in the crawlspace in the main line. UltraSound recommends further investigation and repair by a qualified professional.



SIDING CONDITIONS
EXTERIOR COMPONENTS EXTERIOR BUILDING COMPONENTS

REC **s-55:** A crack(s) was noted in the masonry veneer wall at the locations listed below. These type crack(s) are commonly seen by home inspectors however, determining the cause or severity of the crack(s) is beyond the expertise of the home inspector. While the crack(s) appear to have no differential movement at the time of the inspection, structural engineers often have varying opinions regarding this type crack and should be consulted for any immediate concerns.

1. Rear @patio area



OVERALL CONDITION OF A/C UNIT
A/C UNIT 2 HVAC

REC **s-96:** Due to the age of the upper level 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.

DRIP PAN
GAS HEAT UNIT 2 HVAC

REC **s-125:** Rust stains were noted in the upper level HVAC secondary drip pan, indicating water was once present and a possible drain pan issue. Further investigation is needed by a qualified professional.

GAS FURNACE CONDITION
GAS HEAT UNIT 2 HVAC

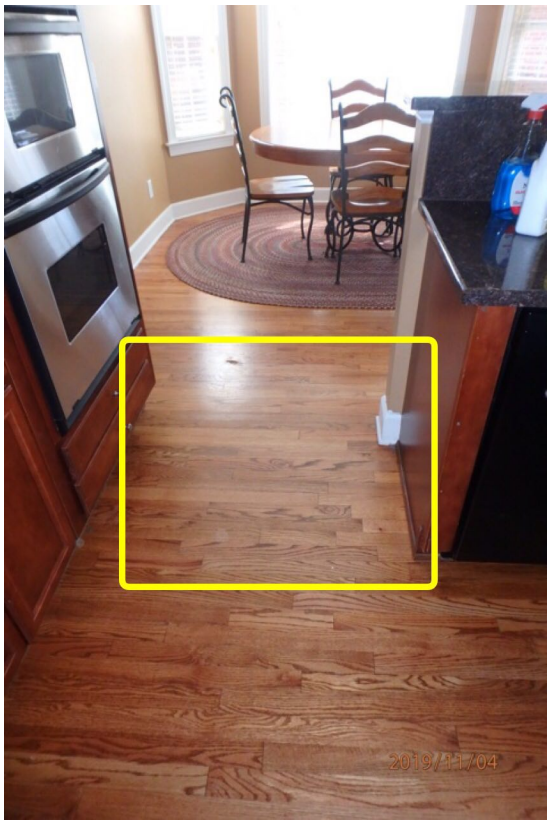
REC **s-138:** Due to the age of the upper level gas furnace, the inspector highly recommends having the unit further evaluated by a qualified HVAC contractor prior to closing to determine the condition of the heat exchangers. Cracked/damaged heat exchangers can allow carbon monoxide gas to enter the structure causing an unsafe condition and can be rather expensive to replaced. 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.

CONDITION OF ROOF COVERING MATERIAL
ROOF INFORMATION

REC **s-146:** Evidence of roof patching/repairs were found on portions of the roof. It was undetermined if the repairs were successful or the extent of any the damage. The roof should be further inspected by a qualified roofing contractor and any necessary repairs made.

FLOOR CONDITION
KITCHEN & APPLIANCES

REC **s-283:** Slight Water damage was found in the kitchen floor to the left of the dishwasher. No elevated moisture levels were measured in the floor at the time of the inspection and the extent of any hidden damage was undetermined. Further investigation is needed by a qualified professional.



OVERALL CONDITION OF WATER HEATER
GAS WATER HEATER WATER HEATER

FYI **s-231:** FYI - The water heater unit is 15 years old and according to Industry standards is nearing or has reached the end of it's life expectancy. The average life expectancy for this type of water heater is approximately 8 to 12 years.

CABINETS, DRAWERS, AND DOORS
KITCHEN & APPLIANCES

FYI **s-275:** Decay was found in the floor of the base cabinet where it appears damaged from a leak issue. No elevated moisture levels were measured at the time of the inspection and the extent of the damage was undetermined.

EXPOSED FLOOR FRAMING CONDITION
CRAWLSPACE CRAWLSPACE/BASEMENT

FYI **s-370:** Water stains were noted in the floor framing at the location(s) listed below. No elevated moisture levels were noted at the time of inspection And the reasoning for the staining is unknown to the inspector.

1. Laundry room

Dear Barbara Decker,

Enclosed is the report of a visual inspection you requested to be performed on Monday, November 4, 2019 for the property located at 1459 Crimson Clover Ct
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 = Safety Issues and Issues Not Meeting Current Safety Standards
REPR = Repair Issues With Current or Future Negative Impact.
REC = Recommends Corrections, Upgrades, or Professional Evaluation
FYI = Informational Items & Items In Need Of Future Monitoring

Sincerely,

Inspector, Veo A. Moore Ultrasound Home Inspections

Table of Contents

Report Summary....2
Introduction....42
INSPECTION CONDITIONS....43
SITE INFORMATION....45
EXTERIOR BUILDING COMPONENTS....53
HVAC....60
ROOF INFORMATION....71
GARAGE INFORMATION/CONDITION....75
ELECTRICAL SYSTEMS....81
WATER HEATER....86
FIREPLACES/WOOD STOVES....89
LAUNDRY ROOM....92
KITCHEN & APPLIANCES....95
BATHROOM INFORMATION/CONDITIONS....105
INTERIOR AREAS....112
ATTIC INFORMATION....121
CRAWLSPACE/BASEMENT....128
PLUMBING SYSTEM....134
Environmental Concerns....138
Go Wrong and Handyman....139

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: Home Owner

HOUSE OCCUPIED?
3: Yes

PEOPLE PRESENT DURING INSPECTION
4: Homeowner

Climate Conditions

INSPECTION DAY WEATHER
5: Clear

TEMPERATURE AT TIME OF INSPECTION
6: 30's

HOW LONG SINCE LAST MEASURABLE RAIN
7: 1 Week or more.

Building Characteristics

ESTIMATED AGE OF HOUSE
8: Built in year 2004

BUILDING TYPE
9: Traditional

STORIES
10: 2

Services Performed

HOME INSPECTION TYPE

FYI **11:** A request has been made by the client for UltraSound Home Inspections to perform a complete home inspection at the respective address. A home inspection in the state of Tennessee is regulated by, and performed, according to the Tennessee Standards of Practice set forth in the Rules of Tennessee Department Of Commerce And Insurance Division Of Regulatory Boards, Chapter 0780-05012 Home Inspectors, Article 0780 05-12-.10

A link to the Tennessee Standards Of Practice can be found here:
Tennessee Home Inspection Standards of Practice

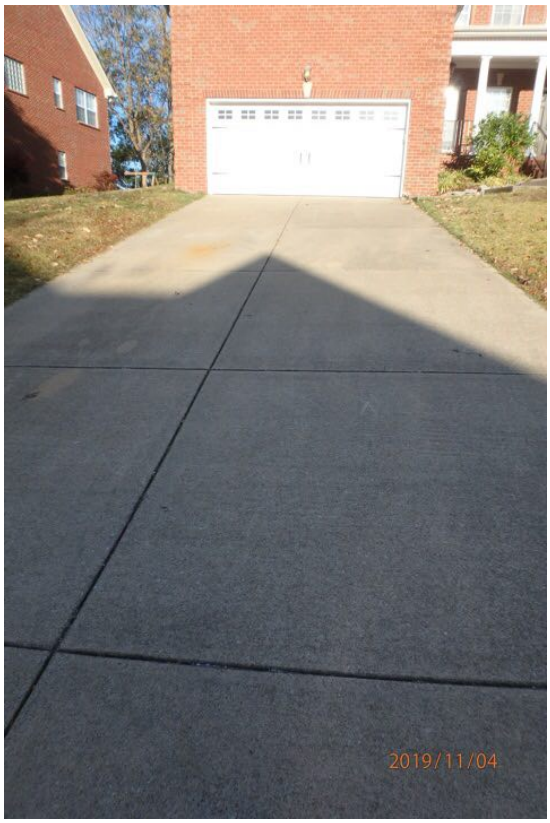
SITE INFORMATION

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

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



Driveway

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

Walkway

SITE DRAINAGE
14: 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
15: The shrubs/bushes and trees appear satisfactory.

Front Entry Stoop

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

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

Patio

PATIO HANDRAIL

REPR **18:** The patio stoop handrails appear loose and need properly re-secured.

SAFT **19:** The spacing between the guardrail and post at the rear patio area exceeds 4 inches in width which does not meet today's minimum safety standards. Although it may predate this requirement, upgrading should be considered. Safety issue.

PATIO POST
20: The post appear to be in satisfactory condition.

Utility Services

UTILITIES STATUS
21: All utilities on

ELECTRIC SERVICE TYPE
22: Underground.

SERVICE/ENTRANCE/METER
23: 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
24: The incoming electrical service to this structure is 120/240 volts.

WATER SOURCE
25: 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
26: 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
27: Furnace.

28: Water heater.

29: Gas log set in the fireplace.

LOCATION OF METER
30: Right side of the house.

Gas Meter

MAIN GAS SHUT OFF VALVE
31: 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
32: Natural Gas.

GAS LINE PRIMARY PIPING MATERIAL
33: Black Iron Pipe.

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

Fences/Gates

FENCE MATERIAL
35: The existing fence is constructed primarily of aluminum .

FENCE CONDITION
36: The fence appears to be in satisfactory condition consistent with the age and material.

GATE CONDITION
37: The fence gate(s) and hardware appear(s) to be in satisfactory 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

ENTRY STOOP CONDITION

38: Satisfactory - The entry stoop(s) appear to meet today's minimum building requirements and is in a functional condition unless otherwise indicated below.

REPR **39:** The steps at the rear patio stoop are not uniform in height. Variation in step height cannot exceed 3/8" according to current safety standards. UltraSound recommends correcting this condition. Caution is advised when using these steps as this condition can be a tripping hazard.

DOOR CONDITIONS

40: The exterior entry door(s) appear to be in satisfactory condition.

REPR **41:** Damage was noted to the weather strip at the door(s) listed below. Repair/replacement is needed to seal the door from the outside elements and maximum heating and cooling efficiency.

1. Rear patio door

WINDOW CONDITION

42: The accessible 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.

Windows are designed to "shed" water, not to be impenetrable. In abnormal and severe weather conditions, windows in satisfactory condition may, in fact, allow moisture to penetrate the structure. This is not something a home inspector is qualified to determine or foresee.

REPR **43:** One of the window screens at the upstairs bedrooms is damaged and in need of replacement.

WINDOW INSULATION
44: Insulated glass windows.

WINDOW TYPE(S)
45: Single Hung

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

RECEPTACLES/SWITCHES
47: The electrical outlet(s) are GFCI protected and functioned as designed when tested.

LIGHTING/FANS
48: The exterior lighting appears functional, providing an added security benefit.

GUTTERS
49: The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

REPR **50:** Clogged gutters were noted on most of the gutter system, preventing 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.

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

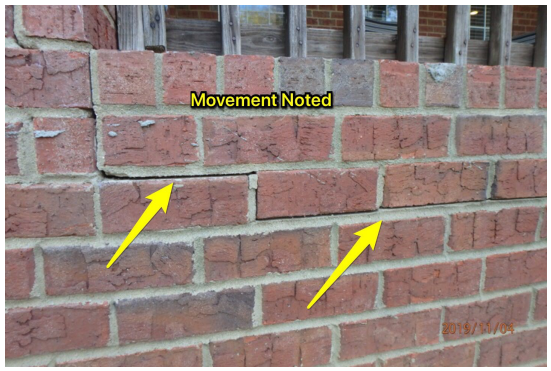
DRAINAGE
52: The roof drainage appears to be in satisfactory condition. The home currently drains water away from the structure above ground using splash blocks, above ground drain pipes, or a combination thereof. Any roof drainage system should channel water a minimum of 2 feet away from the structure. 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.

STRUCTURAL CAULKING
53: The caulking areas around the structure appear satisfactory- As a preventative maintenance measure, we recommend caulking/sealing all voids between siding, trim, windows and gaps to avoid the possibility of water intrusion.

SIDING CONDITIONS
54: Satisfactory - The siding appears to be in serviceable condition. Siding materials are designed to "shed" water, not to be impenetrable. In abnormal and severe weather conditions, siding in satisfactory condition may, in fact, allow moisture to penetrate the structure. This is not something a home inspector is qualified to determine or foresee.

REC **55:** A crack(s) was noted in the masonry veneer wall at the locations listed below. These type crack(s) are commonly seen by home inspectors however, determining the cause or severity of the crack(s) is beyond the expertise of the home inspector. While the crack(s) appear to have no differential movement at the time of the inspection, structural engineers often have varying opinions regarding this type crack and should be consulted for any immediate concerns.

1. Rear @patio area



REPR **56:** Damage was noted to the brick at the garage door opening. Repairs needed.

SIDING MATERIALS
57: Brick.

TRIM CONDITION
58: Appears to be in satisfactory condition.

TRIM MATERIALS
59: Metal wrapped with vinyl soffits.

WOOD/EARTH CLEARANCE
60: 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.

CRAWLSPACE VENTILATION
61: The crawlspace vents and wells(if present) appear to be satisfactory condition.
Cross-ventilation in the crawlspace should have at least 1 square foot of net free vent space for every 1500 square feet of floor space, when there is an approved vapor barrier installed. When there is no vapor barrier installed, there should be one square foot of vent space for every 150 square feet of crawlspace floor area. These vent openings should be located within 3 linear feet of the building corners.

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

EXHAUST VENTILATION
63: The exhaust vents exiting the building appear in satisfactory condition.

HOSE BIBS
64: 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.

FIREPLACE CHIMNEY STACK MATERIAL
65: The fireplace has a direct vent installed which vents the fireplace exhaust gases directly above and to the exterior of the house.

Foundation

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

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

EXTERIOR FOUNDATION WALL VIEW
68: 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.

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 Unit 1

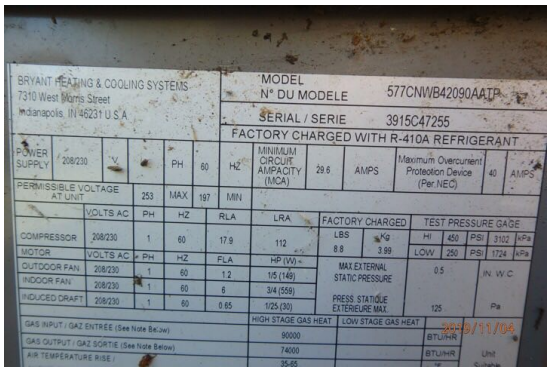
UNIT/CONDENSER LOCATION
70: Right Side of house.

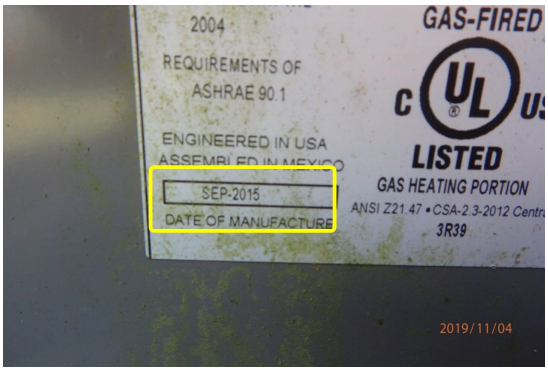
Main Level Unit

MAKE
71: Bryant

APPROXIMATE AGE OF UNIT.

72: Date of Mfg 09/2015





SIZE

73: 3.5 Ton In this portion of the country, 1 tonnage of ac capacity can cool approximately 600 square feet of living space.

TYPE

74: 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

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.

CONDENSATE DRAIN LINE/PUMP

79: 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

80: 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 **81:** The outside temperature was below 65 degrees, preventing the testing of the main level AC unit. Most manufacturers instructions suggest not operating the system at temperatures below 65 degrees.

OVERALL CONDITION OF A/C UNIT

82: The main level air conditioning system was operated using normal controls and appeared to be in good working condition the day of the inspection. FYI - The ac cooling unit was not disassembled to inspect which is beyond the scope of the inspection and the condition of it's internal components was undetermined. The average life of this component is approximately 15 to 20 years assuming normal maintenance is performed per the manufacture.

A/C Unit 2

UNIT/CONDENSER LOCATION

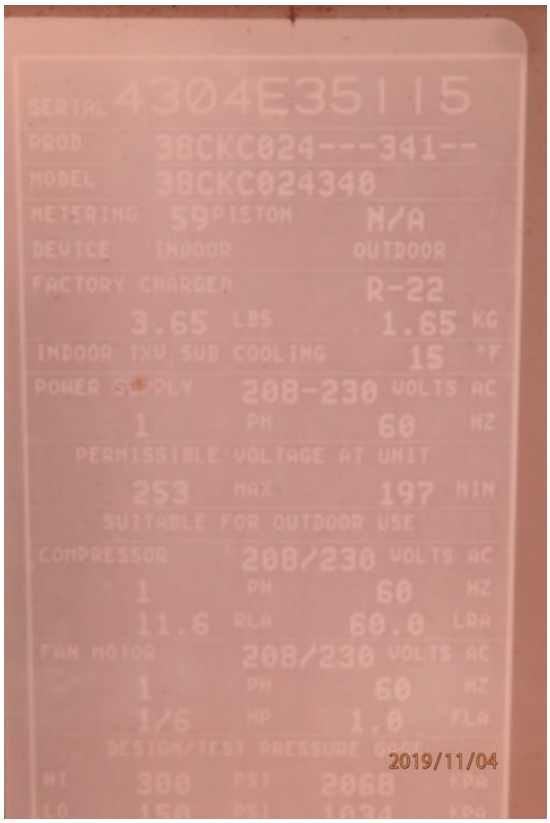
83: Right Side of house.

Upper Level Unit

MAKE

84: Carrier

APPROXIMATE AGE OF UNIT.
85: Date of Mfg 2004



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: 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

REPR **88:** Missing/decayed insulation was noted on the upper level A/C refrigerant line. All exposed sections of the refrigerant line should be fully insulated for maximum heating and cooling efficiency.

CONDENSER CLEAR OF OBSTRUCTION

89: 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

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

CONDENSING CABINET CONDITION

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

CONDENSING COIL CONDITION

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

CONDENSATE DRAIN LINE/PUMP

93: 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

94: 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 **95:** The outside temperature was below 65 degrees, preventing the testing of the upper level AC unit. Most manufacturers instructions suggest not operating the system at temperatures below 65 degrees.

OVERALL CONDITION OF A/C UNIT

REC **96:** Due to the age of the upper level 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.

Gas Heat Unit 1

HEATING SYSTEM LOCATION

97: The main level heating unit is packaged with the a/c unit.

HEATING SYSTEM TYPE

98: A forced air furnace is installed as the primary source of heat. A forced air furnace receives it's heat from gas flames being directed into a number of concealed chambers called heat exchangers. As these heat exchangers heat up and a blower fan blows air across them, expelling heat into the house ductwork carrying warm air to the registers.

FUEL SOURCE

99: The fuel source is natural gas.

FLUE CONDITION

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

HEAT EXCHANGER INSPECTED

FYI **101:** 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 **102:** No. Measuring the carbon monoxide levels is beyond the scope of the inspection.

GAS PIPING CONDITION

103: The gas line is properly installed and supported with a settlement trap installed.

SECONDARY AIR ADEQUACY

104: 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

105: Satisfactory - The installed service disconnect appears satisfactory and is located within sight of the air handler.

BLOWER CONDITION

106: Satisfactory - The blower assembly appears to be performing as expected.

FILTER TYPE
107: Disposable Type

FILTER CONDITION
108: 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
109: The thermostat is located in the living room.

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

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

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

GAS FURNACE CONDITION
113: 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.

Gas Heat Unit 2

HEATING SYSTEM LOCATION
114: The upper level heating unit is located in the attic.

Upper Level Furnace

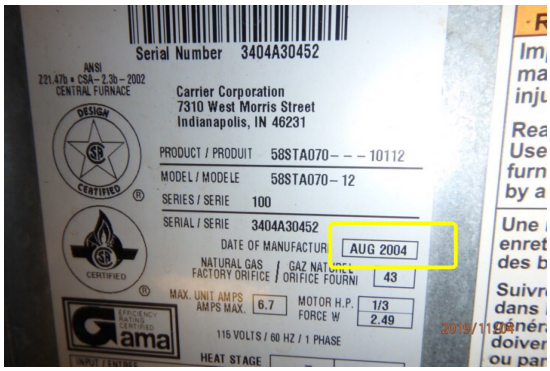
HEATING SYSTEM TYPE
115: A forced air furnace is installed as the primary source of heat. A forced air furnace receives it's heat from gas flames being directed into a number of concealed chambers called heat exchangers. As these heat exchangers heat up and a blower fan blows air across them, expelling heat into the house ductwork carrying warm air to the registers.

FUEL SOURCE
116: The fuel source is natural gas.

MAKE
117: Carrier

APPROXIMATE AGE OF UNIT.

118: Date of Mfg 08/2004



FLUE TYPE

119: 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

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

HEAT EXCHANGER INSPECTED

FYI **121:** 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.

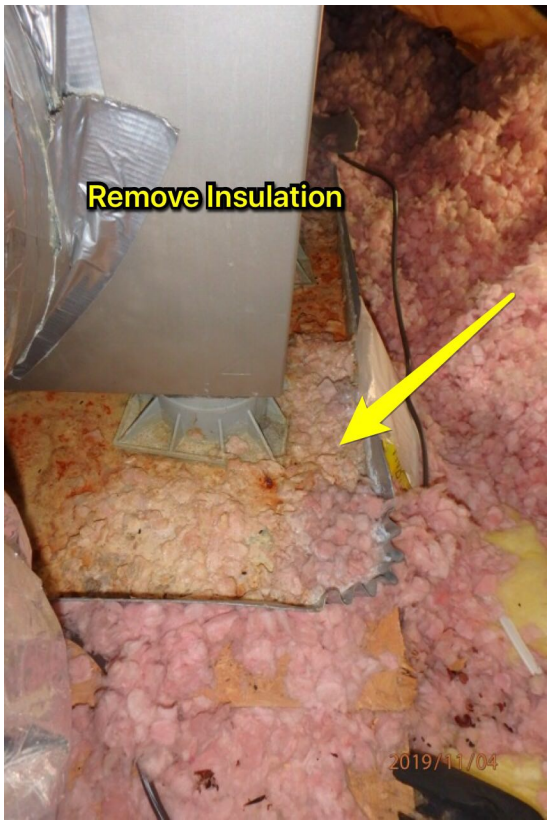
CARBON MONOXIDE TESTED

FYI **122:** No. Measuring the carbon monoxide levels is beyond the scope of the inspection.

DRIP PAN

123: 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.

REPR **124:** Insulation was noted in the drip pan under the upper level HVAC unit which will allow the pan to become clogged, preventing proper function of the pan and float. Repair.



REC **125:** Rust stains were noted in the upper level HVAC secondary drip pan, indicating water was once present and a possible drain pan issue. Further investigation is needed by a qualified professional.

CONDENSATE DRAIN LINE/PUMP
126: 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
127: Satisfactory

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

SECONDARY AIR ADEQUACY
129: 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
130: Satisfactory - The installed service disconnect appears satisfactory and is located within sight of the air handler.

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

FILTER TYPE
132: Disposable Type

FILTER CONDITION
133: 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
134: The thermostat is located in the upstairs .

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

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

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

GAS FURNACE CONDITION
REC **138:** Due to the age of the upper level gas furnace, the inspector highly recommends having the unit further evaluated by a qualified HVAC contractor prior to closing to determine the condition of the heat exchangers. Cracked/damaged heat exchangers can allow carbon monoxide gas to enter the structure causing an unsafe condition and can be rather expensive to replaced. 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.

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
139: Hip

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

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

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

CONDITION OF ROOF COVERING MATERIAL
REPR **143:** Damage was noted to a portion(s) of the roof shingles at the locations listed below. UltraSound recommends further investigation and repair by a qualified professional.

1. Left side
2. Upper ridge

REPR **144:** Lifted shingle(s) were noted on the roof in the location(s) listed below. Repair is needed to prevent wind from damaging the shingle(s).

1. Rear

REPR **145:** A missing shingle(s) was noted on the roof at the location(s) listed below. This condition can expose nail heads on the roof covering and adjacent flashing, resulting in possible roof leaks. UltraSound recommends further investigation and repair by a qualified professional.

1. Right side

REC **146:** Evidence of roof patching/repairs were found on portions of the roof. It was undetermined if the repairs were successful or the extent of any the damage. The roof should be further inspected by a qualified roofing contractor and any necessary repairs made.

REPR **147:** The incorrect shingle type was found to be installed as a repair at the rear of the home.

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

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

EXPOSED NAIL HEADS
REPR **150:** Exposed nail heads that secure any type of flashing or shingles to the roof should be properly sealed when installed to prevent moisture from penetrating the structure. Unsealed nail heads were found in these locations:

1. Ridge cap shingles
2. Plumbing boots

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

PLUMBING VENT PIPE BOOT
152: 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
153: The visible portions of the plumbing vent piping appears satisfactory.

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

FYI **155:** Binoculars were used to view portions of the roof covering due to the height of the roof edge/steepness of the roof. FYI - Although it appeared to be in satisfactory condition the day of the inspection viewing it with binoculars, it is sometimes difficult to view the entire roof and consideration should be given to having it further evaluated by a professional roofing contractor prior to closing.

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

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

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

159: Ridge Vents on each eve.

160: Soffit Vents located between the gutter and exterior walls.

161: The structure is equipped with powered roof vents located on the rear of the house.

EVIDENCE OF LEAKAGE
162: No -

GARAGE INFORMATION/CONDITION

SIZE OF GARAGE
163: Two car garage.

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

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

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

SAFETY REVERSE SWITCH ON THE AUTOMATIC OPENER
167: The safety reverse switch operated as design when resistance was applied to the door when closing.

SAFETY REVERSE BEAM SENSOR
168: 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
169: 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
170: The garage door jambs appear to be in satisfactory condition with no damage or decay.

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

172: The door appears to be a fire rated or solid core door which is needed to meet today's minimum safety standards.

REPR **173:** The weather strip on the garage entry door is damaged and needs replaced for maximum heating and cooling efficiency.

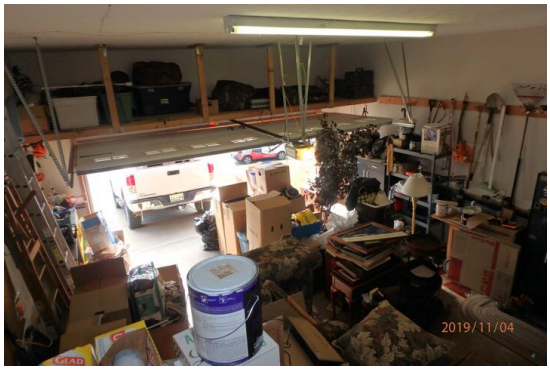
ENTRY STEPS/HANDRAIL
174: The entry stoop steps and handrail appear to meet the necessary requirements and appear in satisfactory condition.

FLOOR CONDITION

FYI **175:** Due to stored items in the garage it was undetermined the condition of the portions of the floor that were not visible. The floor should be further inspected prior to closing once the building is vacant.

WALL CONDITION

FYI **176:** Due to stored items in the garage, it was undetermined the condition of a portion of the walls hidden from view.



CEILING

177: The ceiling in this 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.

ELECTRICAL SERVICE TO GARAGE

178: 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

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

GAS APPLIANCES IN GARAGE AREA?

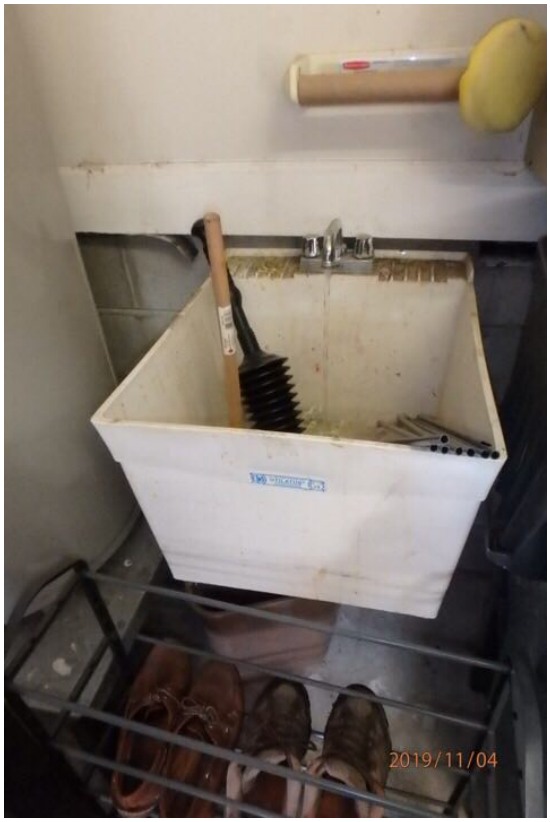
180: Yes - Any gas appliance located on the floor in a garage must have the combustion chamber located at least 18 inches above the floor and not accessible to damage by a vehicle, or be in a separate enclosure. Appliance installation appears to be within this general guideline. The following appliances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

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

LAVATORY INSTALLED
182: There is a water source installed in the garage.

BASIN AND DRAIN FIXTURE
183: The basin and drainage fixture appears to be satisfactory.

FAUCET AND SUPPLY LINES
REPR **184:** The hot water shut off valve(s) located under the garage sink was found in the off position at the arrival of the inspection. For flood concerns and to meet the Tennessee Standards of Practice, the inspector is not allowed to open or operated any water valves that have been turned off. For this reason the condition of the hot water supply line and hot water side of the faucet wer undetermined and further investigation is needed.



COMMENT

REPR **185:** Wood destroying insect shelter tubes were found along the foundation wall in the garage space. No apparent damage was found during the inspection however further attention is needed by a qualified insect contractor to determine if treatment is necessary.

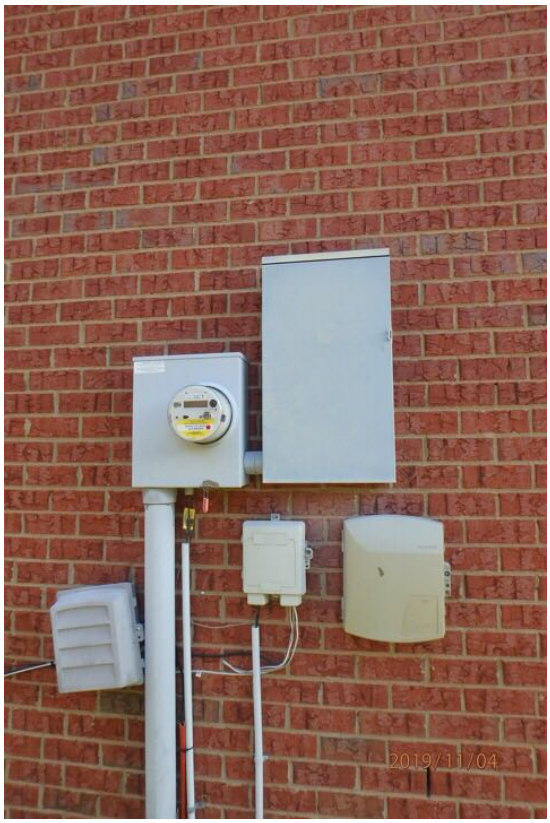
ELECTRICAL SYSTEMS

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.

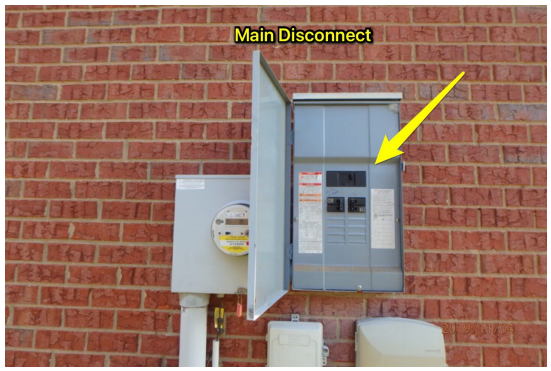
Distribution Panel No. 1

MAIN POWER DISCONNECT

FYI **186:** Located on the exterior wall by the meter base. This is important to know in case of an emergency.



Main Panel

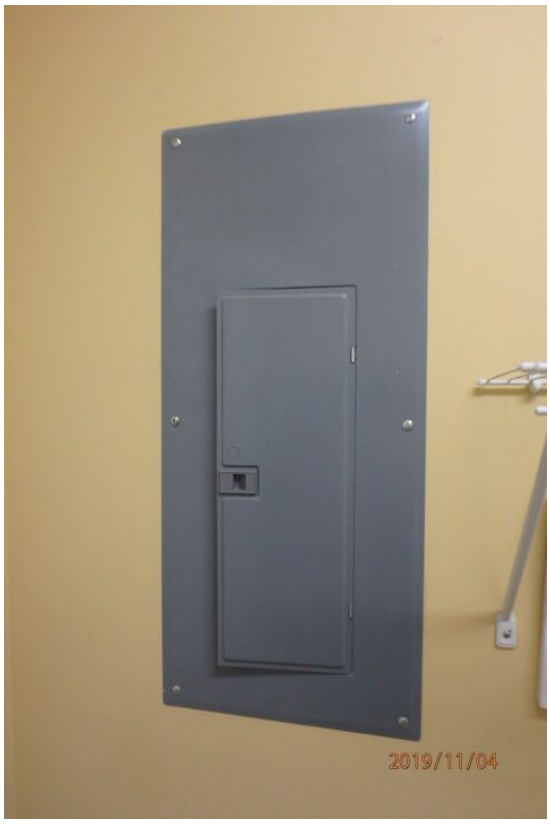


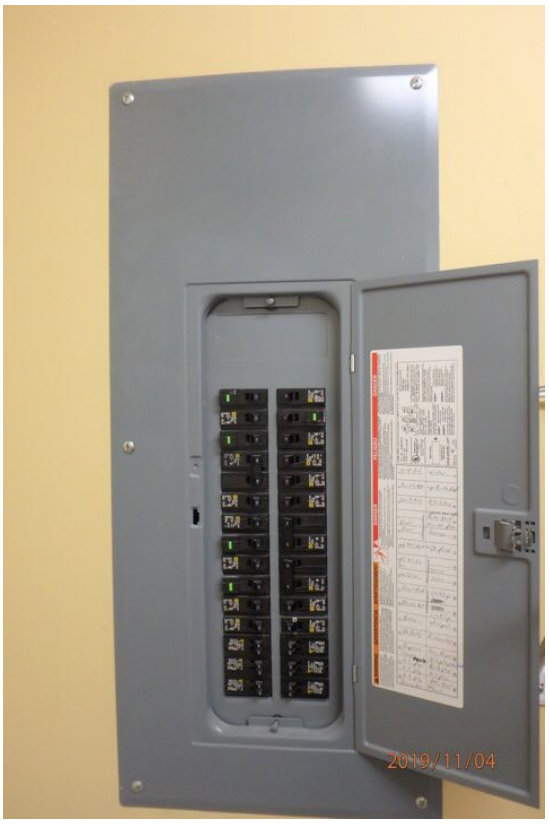
MAIN POWER DISCONNECT SIZE

187: 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
188: 200 amp

DISTRIBUTION PANEL LOCATION
189: Laundry Room





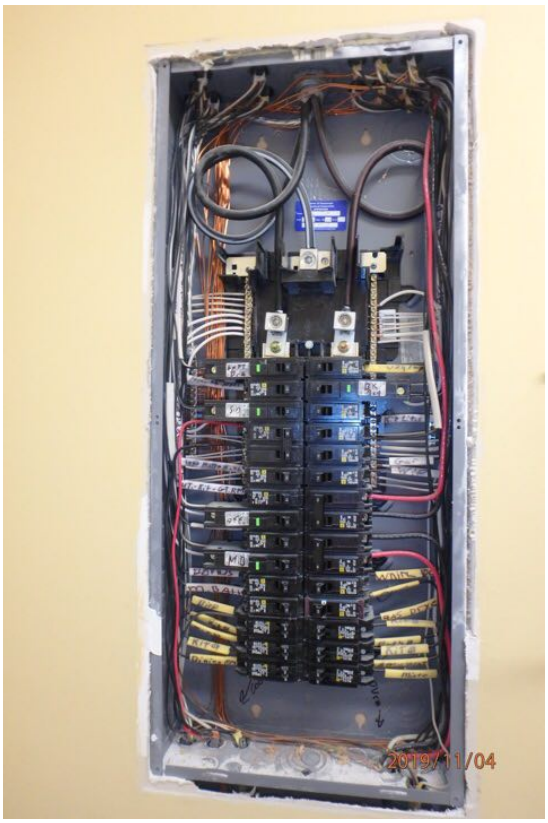
Distribution Panel

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

BREAKER LABELED
191: 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
192: Yes

Main Panel



Distribution Panel

PANEL CONDITION
193: 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
194: Aluminum

MAIN PANEL TYPE
195: 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
196: Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

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

GROUND FAULT PROTECTED OUTLETS
198: 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
FYI **199:** Arc fault breakers are not tested 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. It is recommended 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
200: No ground fault circuit interupter breakers were noted in the panel.

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

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

MAIN SERVICE GROUND VERIFIED
203: 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
FYI **204:** Yes - The structure is equipped with smoke or heat detectors. As a part of the inspection, the smoke/heat detectors were tested by pressing the "tester" button. The smoke/heat detectors appeared to function as designed. UltraSound does not determine the age of the smoke/heat detectors. The 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. Municipalities have differing requirements regarding the amount of detectors installed in a structure. 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.

SAFT **205:** The structure is equipped with smoke detectors however the batteries are missing from several of the detectors. They should be tested periodically in accordance with the manufacturer's specifications and the batteries replaced twice a year.

WATER HEATER

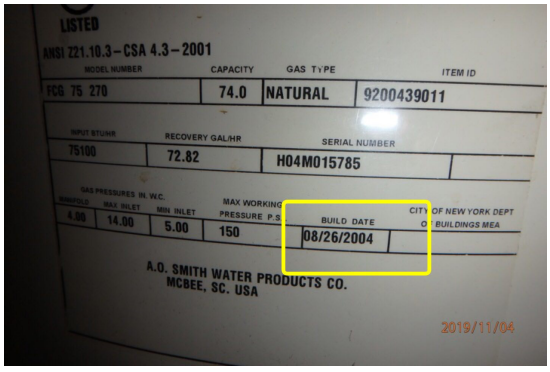
Gas Water Heater

LOCATION
206: Garage

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

BRAND
208: A.O. Smith

APPROXIMATE AGE OF HEATER
209: Date of mfg 08/2004



TANK CAPACITY
210: 75 Gallons

RECIRCULATING PUMP
211: No

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

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

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

WATER PIPING CONDITION
FYI **215:** Due to the water supply pipes leading to the water heater being fully insulated, they were not viewable to inspect.

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

TYPE OF VENT SYSTEM
217: The water heater is installed with a vertical vent that exits through the roof of the structure.

FLUE/EXHAUST PIPE CONDITION
218: Satisfactory- The vent system appears to be adequately installed.

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

THERMAL EXPANSION TANK
REC **220:** 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
221: 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
222: Satisfactory - The thermostat and temperature controls appear to function normally.

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

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

REPR **225:** A leaking TPR (temperature pressure relief) valve was noted at the water heater. Excessive water pressure, excessive water temperature, and a defective valve are common causes of this condition. UltraSound recommends further investigation and repair by a qualified professional.

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

VEHICLE STOP BOLLARD
227: 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
228: No signs of a gas leak were noted in the gas plumbing supply pipes.

INSULATED WATER PIPING
229: 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
230: 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.

FYI **231:** FYI - The water heater unit is 15 years old and according to Industry standards is nearing or has reached the end of it's life expectancy. The average life expectancy for this type of water heater is approximately 8 to 12 years.

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
232: Family Room

TYPE OF FIREPLACE
233: Metal formed fire box.

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

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

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

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

GAS LOG SET TESTED
238: 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
239: 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
240: The exterior exhaust vent hood is made from stainless steel and appears to be in satisfactory condition.

SOURCE OF COMBUSTION AIR
241: Room Air

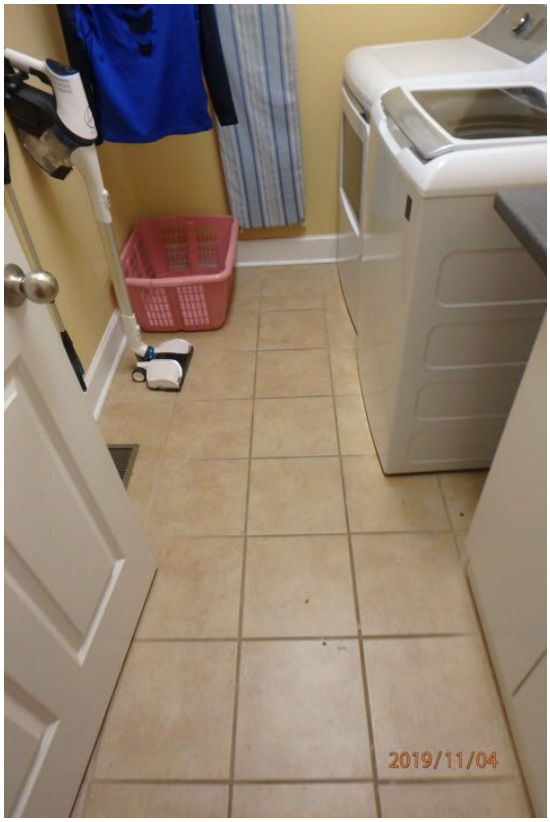
HEARTH CONDITION
242: The hearth appears to be in satisfactory condition.

MANTLE

243: 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.

LAUNDRY ROOM

LOCATION FACING HOUSE
244: Downstairs



Laundry

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

LINEN CLOSET/CABINETS
246: The laundry cabinetry appears to be in satisfactory condition.

WALLS
247: 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
248: 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
249: The flooring in this room is ceramic tile.

FLOOR CONDITION
250: The visible portions of the floor covering in the laundry room appears to be in satisfactory condition.

FYI **251:** FYI - The floor in the laundry room under the washer and dryer was not viewable to inspect and it's condition was undetermined.

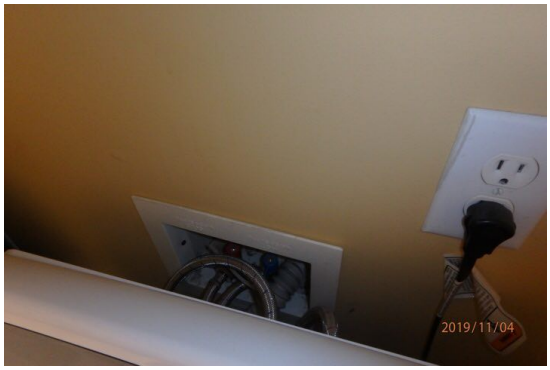
ELECTRICAL OUTLETS
252: The 3 prong accessible outlets (those not limited by current use or obstruction by possessions) were tested and appear correctly wired and grounded.

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

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

WASHER & DRYER
FYI **255:** 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
256: 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 Connection

DRYER HOOKUP

257: 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 Connection

258: Yes - There is a gas line provided for a gas dryer.

DRYER VENTILATION

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

AREA VENTILATION ISSUES

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

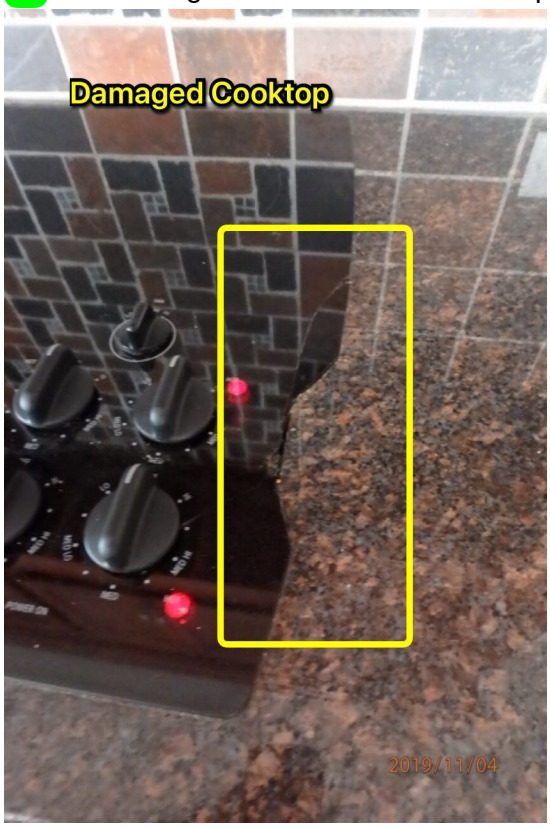
KITCHEN & APPLIANCES

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.

COOKTOP CONDITIONS

261: Satisfactory

REPR **262:** The glass surface of the cooktop is damaged and may possible need to be replaced.



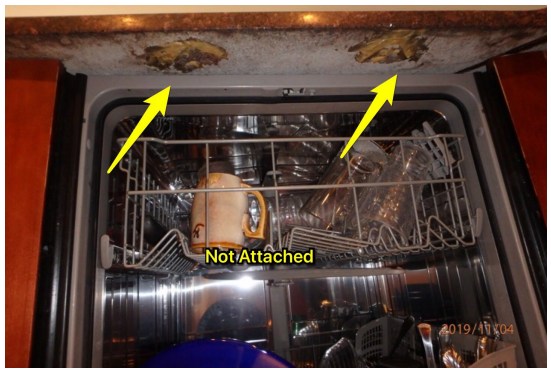
EXHAUST VENT CONDITION

263: The Range/Oven exhaust appears to properly exhaust to the exterior of the structure.

DISHWASHER

264: 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.

REPR **265:** The dishwasher is not properly attached to the under side of the countertop or the sides of the base cabinet. This leaves the unit in an unstable condition that should be corrected. Safety issue.



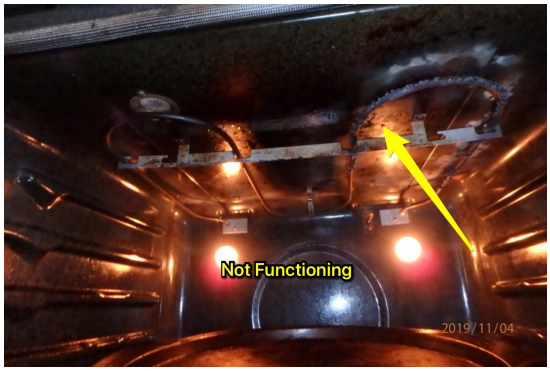
OVEN FUEL SOURCE

266: Electric - There is a 220 - volt hookup for an electric range/oven.

OVEN CONDITION

267: There is a built in 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.

REPR **268:** The upper heating element in the oven did not heat up or function when tested. Replacement is needed.



MICROWAVE OVEN

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

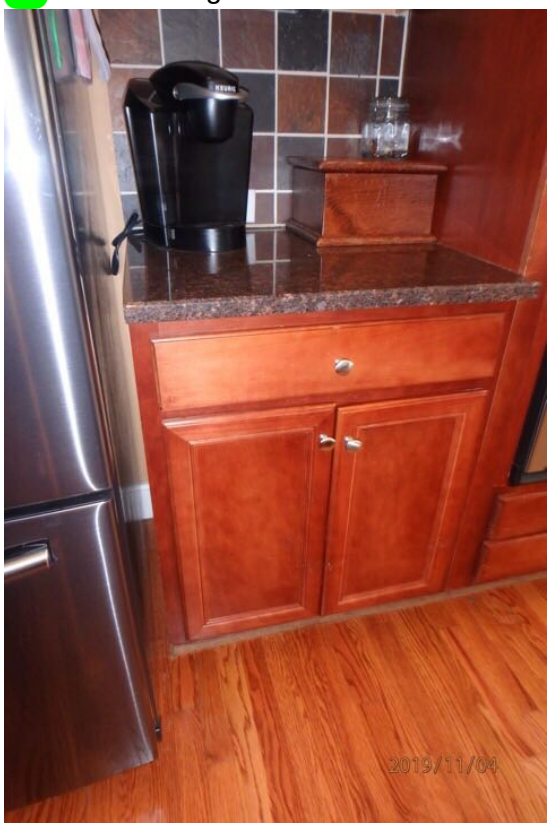
REFRIGERATOR

REPR **270:** The testing of refrigerators is beyond the Tennessee Standards of Practice. As a courtesy to the client, the inspector did inspect the refrigerator and it appears to be functioning as intended.

WASTE DISPOSAL
271: 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.

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

REPR **273:** Damage was found to one of the cabinet drawers.



REPR **274:** The cabinet door(s) indicated in the photos are misaligned or out of adjustment. The hinges need to be adjusted for the doors to function smoothly.

FYI **275:** Decay was found in the floor of the base cabinet where it appears damaged from a leak issue. No elevated moisture levels were measured at the time of the inspection and the extent of the damage was undetermined.

CAULKING WATER CONTACT AREAS

REPR **276:** Caulking is needed where the countertop intersects with the back splash to prevent moisture from possibly penetrating behind the cabinets causing costly damage. This is considered normal maintenance.

COUNTERTOPS

277: The countertops in the kitchen appear to be in satisfactory condition.

DISH SPRAYER ATTACHMENT

278: The dish sprayer was tested and appears functional.

SINK AND DRAIN LINES

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

ELECTRICAL OUTLETS

280: The accessible GFCI (Ground Fault Circuit Interrupt) outlets (those not limited by current use or obstruction by possessions) were tested iand appear to be functional and in satisfactory condition. Any electrical outlet within 6' of the kitchen sink should be GFCI protected.

FAUCET AND SUPPLY LINES

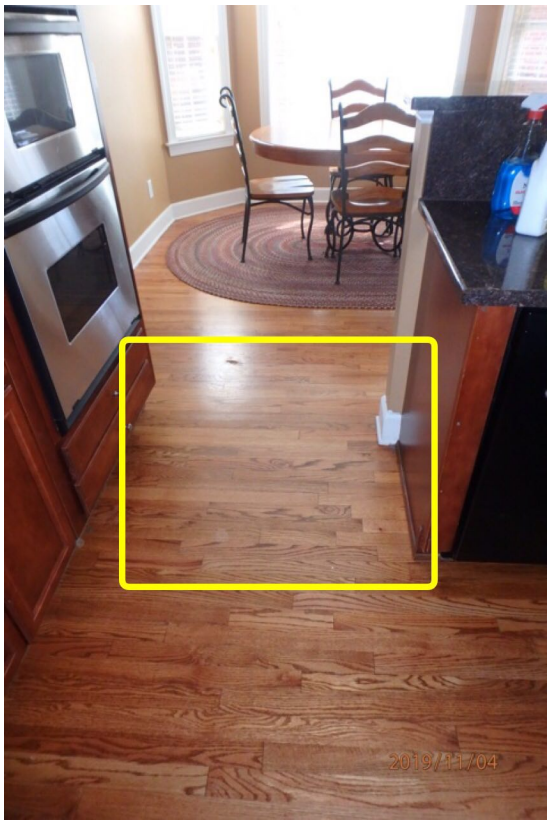
281: Faucets and supply lines appear satisfactory with no leaks noted.

FLOORING MATERIAL

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

FLOOR CONDITION

REC **283:** Slight Water damage was found in the kitchen floor to the left of the dishwasher. No elevated moisture levels were measured in the floor at the time of the inspection and the extent of any hidden damage was undetermined. Further investigation is needed by a qualified professional.



REPR **284:** Damage was found in the wood floor covering in the kitchen.

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

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

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
287: Downstairs:

1. Hall bathroom
2. Master bathroom
3. 1/2 bathroom

288: Upstairs:

1. Hall bathroom

OBSERVATIONS OF BATHROOM(S)
289: 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

REPR **290:** The door knob assembly on the entry door does not latch on the strike plate in the closed position. Adjustments are needed to the strike plate/door(s) listed below so the door(s) will latch correctly when closed.

1. Master bathroom

WALLS

291: The bathroom walls 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

292: The bathroom ceilings 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.

FLOORING MATERIAL

293: The flooring installed in the 1/2 bathroom is made of hardwood normally found to be 3/4" thick.

294: The flooring in the bathrooms are made of ceramic or glazed tile.

FLOOR CONDITION

295: The bathroom floors appear to be in satisfactory condition.

LIGHTING

296: The bathroom lighting appears to be in satisfactory condition.

VENTILATION FANS

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

ELECTRICAL OUTLETS

REPR **298:** A loose electrical outlet was noted in the bathroom listed below. This can make un-plugging appliances difficult.

1. Downstairs hall bathroom

VANITY CABINET

REPR **299:** Damage was noted to the bathroom vanity drawer in the bathroom(s) listed below. Repair/replacement is needed.

1. Master bathroom (Right side)

BASIN AND DRAIN FIXTURE

FYI **300:** The basin and drainage fixture appears to be satisfactory. FYI - No back up overflow drain was found installed in the top of the lavatory (s) which is designed to help ventilate certain types of drains and also helps prevent the sink from over spilling. This is not required in some jurisdictions.

FAUCET AND SUPPLY LINES

301: The faucets and supply lines appear satisfactory.

TOILET CONDITION

302: The toilet(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

303: The testing of spa tubs is beyond the Tennessee Standards of Practice. As a courtesy the inspector filled the tub with water and operated the jets and the tub appeared to function as designed.

304: The bathtub found installed is a fiberglass reinforced plastic material and it appears to be in satisfactory condition.

SPA TUB GFIC PROTECTED

305: Yes the spa tub is GFCI protected which is needed to meet today's minimum safety standards.

TUB MIXING VALVE

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

SHOWER HEAD AND MIXING VALVES

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

SHOWER PAN

308: The shower pan is believed to be made from cultured marble and appears to be in satisfactory condition. The caulk seams at the bottom of the shower walls will need to be kept sealed and maintained to prevent moisture from penetrating the structure. 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

309: 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
310: 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
311: 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
REPR **312:** Additional caulking/sealing is needed around the tub/shower in the location(s) listed below. This condition can allow possible moisture intrusion and may result in damage.

1. Master bathroom

HEAT SOURCE
313: A heat source was noted in the bathrooms.

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.).

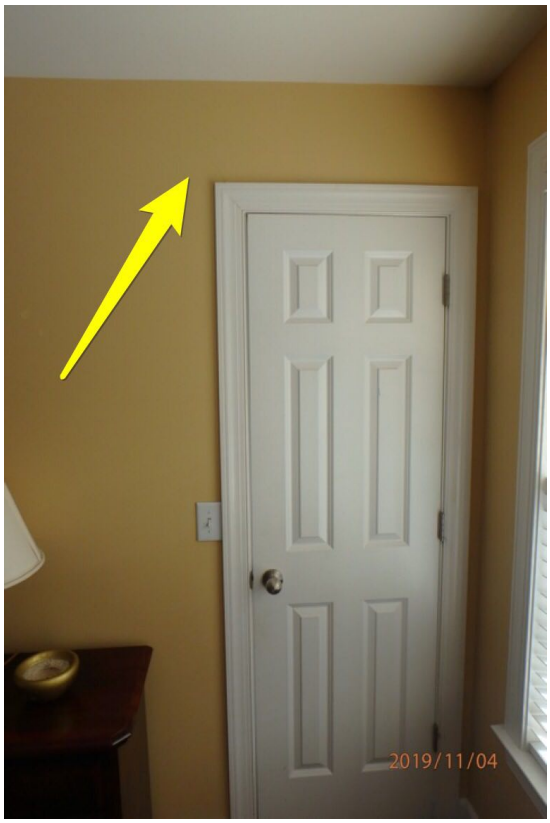
Walls & Ceilings

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

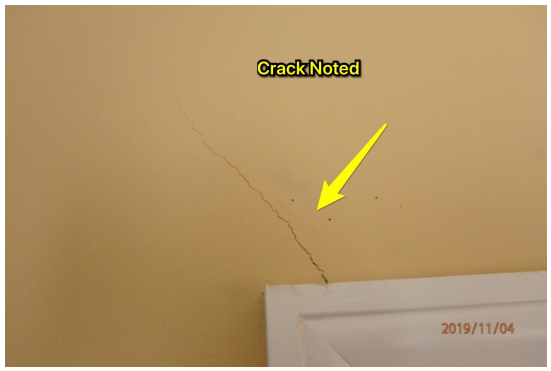
WALL OBSERVATION
315: Unless noted the walls throughout the house appeared to be in satisfactory condition. Blemishes in the walls such as nail head pops, chips, dents, etc. (if evident) are considered to be a cosmetic issue and are non-reportable. They can be repaired as needed.

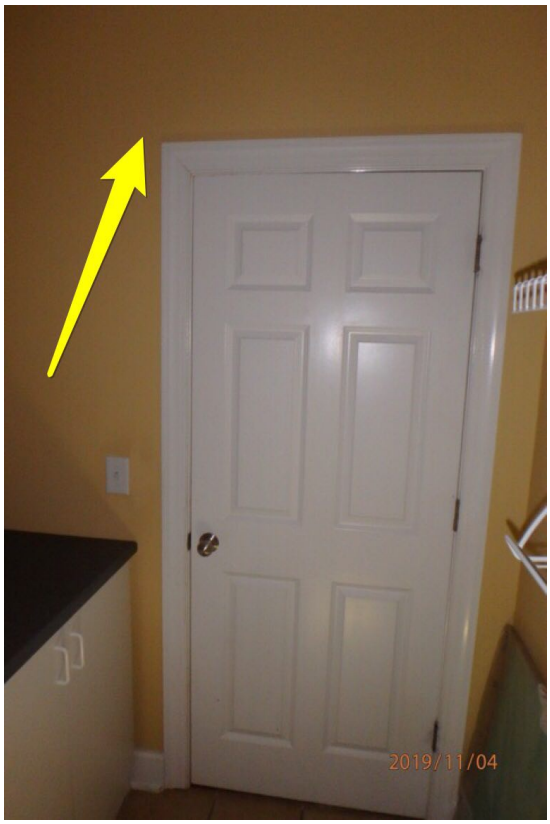
REPR **316:** A wall crack(s) was noted above the door(s) at the location(s) listed below. This may be the result of excessive movement in the foundation or the framing components. The installed door is drain along the upper jamb as well. Further investigation is needed by a qualified professional and or structural engineer to determine if repairs are necessary.

1. Upstairs front bedroom closet doorway
2. Laundry room entry doorway



Upstairs Front Bedroom





Laundry Room

CEILING OBSERVATION

FYI **317:** Previous repairs were noted in a portion(s) of the ceiling in the location(s) listed below. Neither the cause for repair, the success of the repair, nor the extent of the damage is determined by the inspector. Any previously repaired areas should be further investigated by a qualified professional.

1. Kitchen

Window Condtion

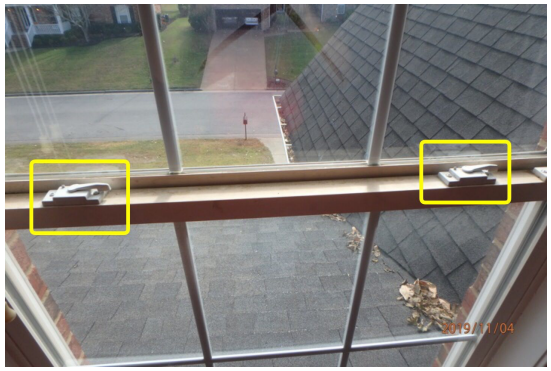
WINDOWS DESCRIPTION

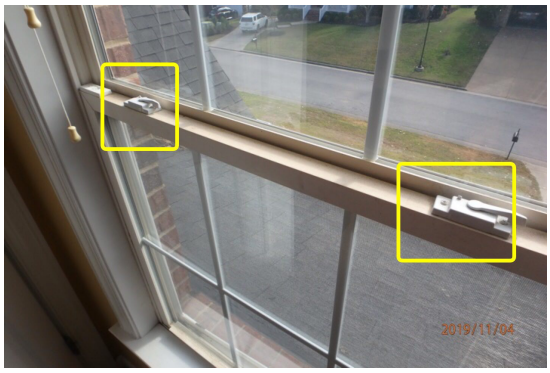
318: Single Hung.

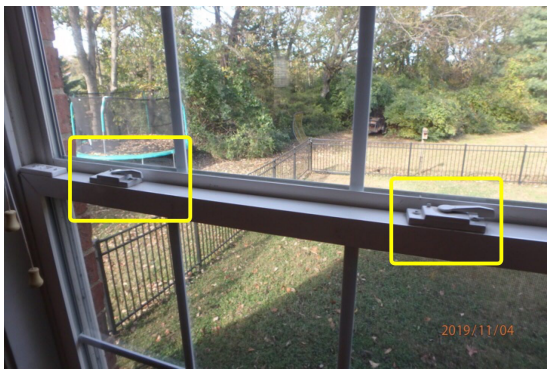
WINDOW OBSERVATION

REPR **319:** Alignment issues were noted at the window hardware, preventing the lock from functioning as designed. The window(s) location(s) is listed below.

1. Upstairs front bedroom
2. Family room







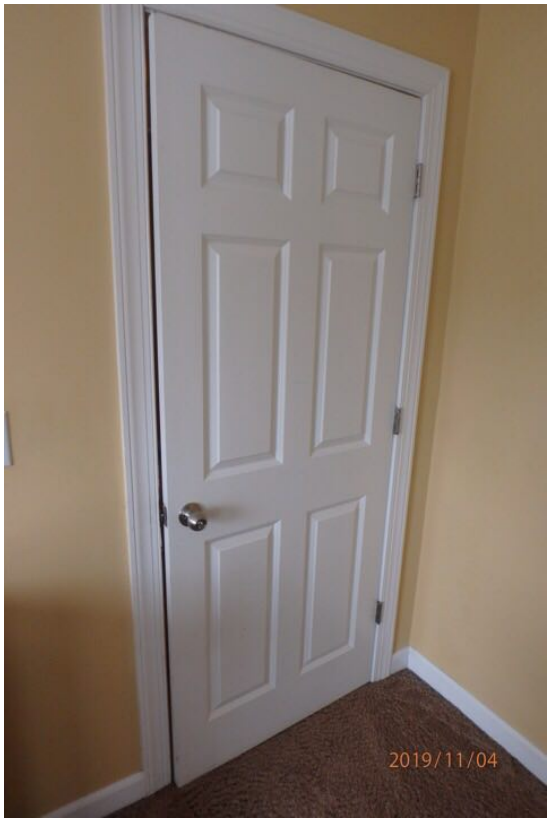
REPR **320:** A damaged assist spring was noted in the window(s) mentioned below. Repair is needed for the window(s) to function as designed.

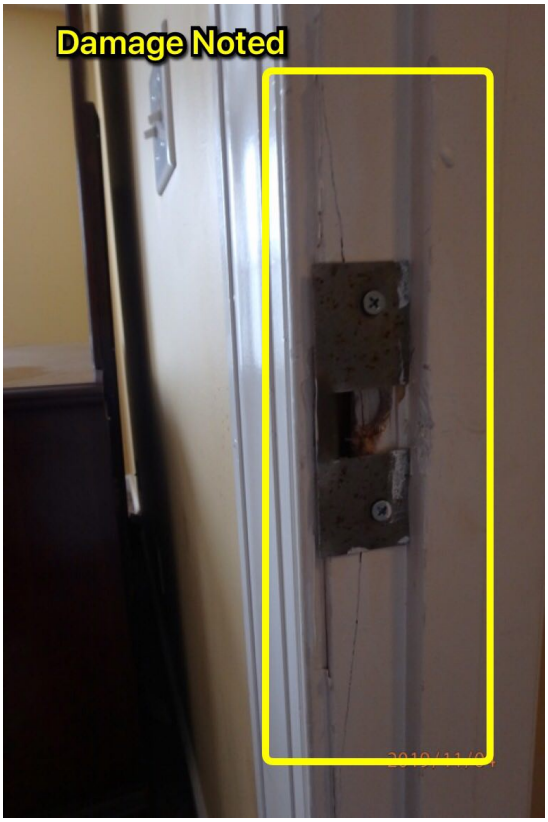
1. Upstairs front bedroom closet

Interior Doors

ENTRY DOOR CONDITION

REPR **321:** The upstairs front bedroom entry door appears to have been forced open causing damage to the door jamb in the latch area. Repairs and/or replacement is needed for the door to latch properly.

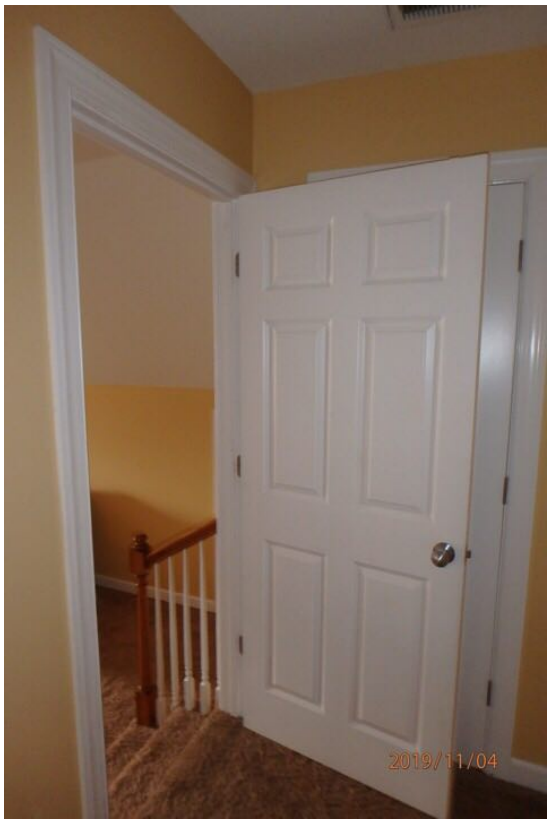




Upstairs Front Bedroom

REPR **322:** The screws that secure door hinge(s) in place are loose/stripped which prevents the door from being properly installed causing it to interfere with the jamb. Repairs are needed for it to function as designed.

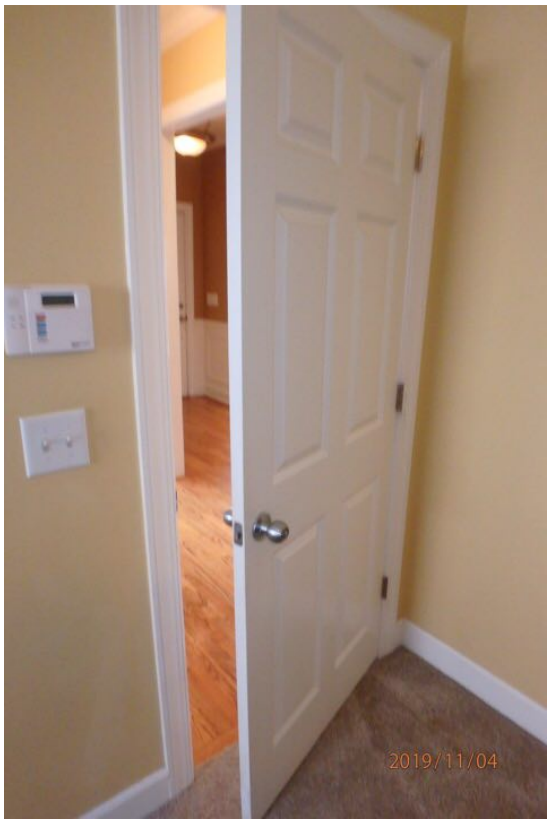
1. Upstairs bonus room



Bonus Room

REPR **323:** The doors mentioned below will not stay open without the use of a doorstop. Adjustments are needed.

1. Maser bedroom entry door



Closets

CLOSET OBSERVATION

FYI **324:** FYI - The inside of the closets could not be fully inspected due to storage items.

Floor Surfaces

MATERIAL

325: Wall to Wall Carpet.

326: Solid wood floors were noted in the structure. The thickness and species is not determined.

FLOOR OBSERVATION

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

Stairs - Handrails - Balusters

OBSERVATION

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

329: There are handrails solidly attached and in useable condition.

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

Ceiling Fans

CEILING FAN OBSERVATION
331: 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
332: Grounded

ELECTRICAL OUTLETS
333: 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
334: The light and light switches in the non-mentioned rooms functioned as designed and appeared to be in satisfactory condition.

REPR **335:** Non functioning lights were noted in the room(s) listed below. Without replacing light bulbs, the inspector is unable to determine if the issue is in the bulb, the fixture, or the wiring. The bulbs should be changed to determine if the issue goes beyond replacing bulbs. UltraSound recommends further investigation and repair by a qualified professional.

1. Living room

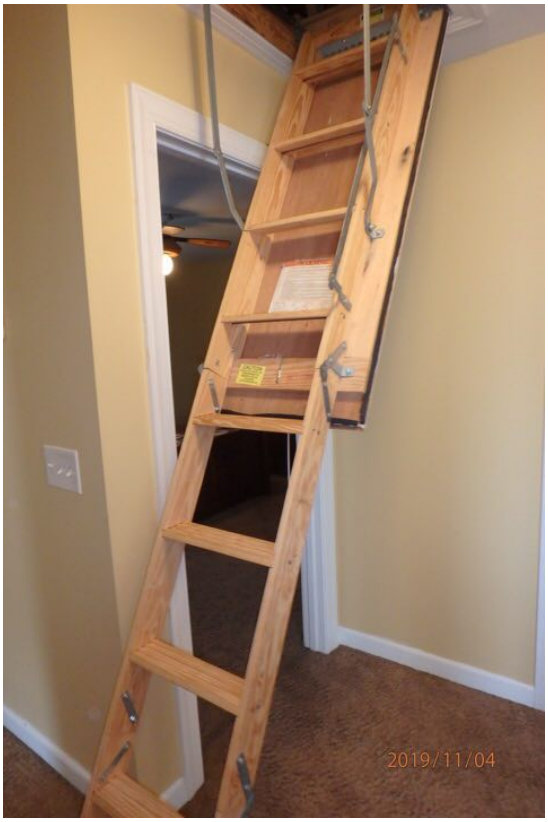
Interior Limitations

LIMITED ACCESS/VISIBILITY
FYI **336:** There were a moderate amount of personal/household items in each room which prevents the these areas from being thoroughly inspected. Furniture, storage items, appliances and/or wall hangings are not moved during the inspection due to this being beyond the Tennessee Standards of Practice and may block defects or hidden damage. Our company recommends thoroughly reviewing the interior areas during final walk-through inspection prior to escrow closing.

ATTIC INFORMATION

ATTIC ACCESSIBILITY

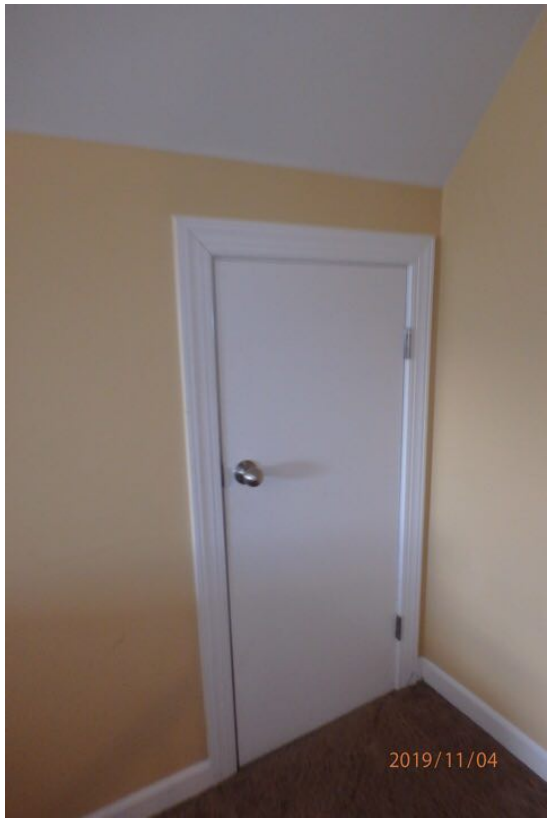
337: There is a pull down ladder installed.



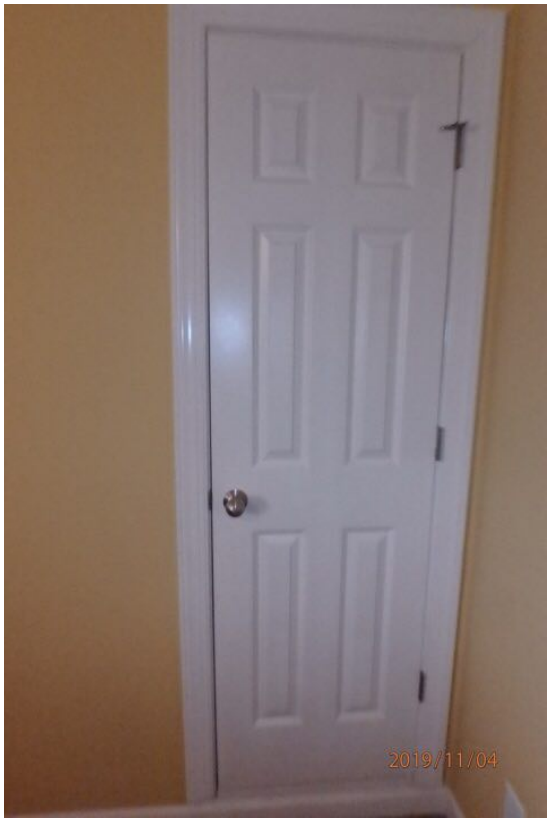
Attic Access

338: Walk in Door

Attic Access



Attic Access



Attic Access

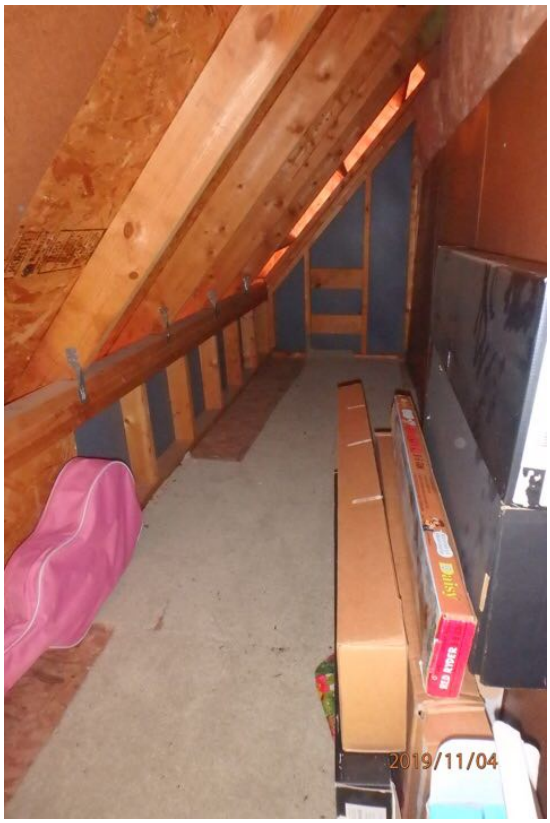
PULL DOWN ATTIC LADDER CONDITION
339: The attic door appears to be properly attached and in satisfactory condition. The hardware should be inspected periodically for loose hardware and tightened if needed.

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

METHOD OF INSPECTION
341: 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
342: Walk through - The attic cavity is not floored and is currently not useable for any type of storage.

343: Storage - The lower portion of the attic cavity has capacity for storage of light boxes or items.



ROOF FRAMING
344: 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
345: Satisfactory - The visible portions of the roof framing appears to be in functional condition.

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

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

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

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

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

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

ATTIC INSULATION CONDITION

352: 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.

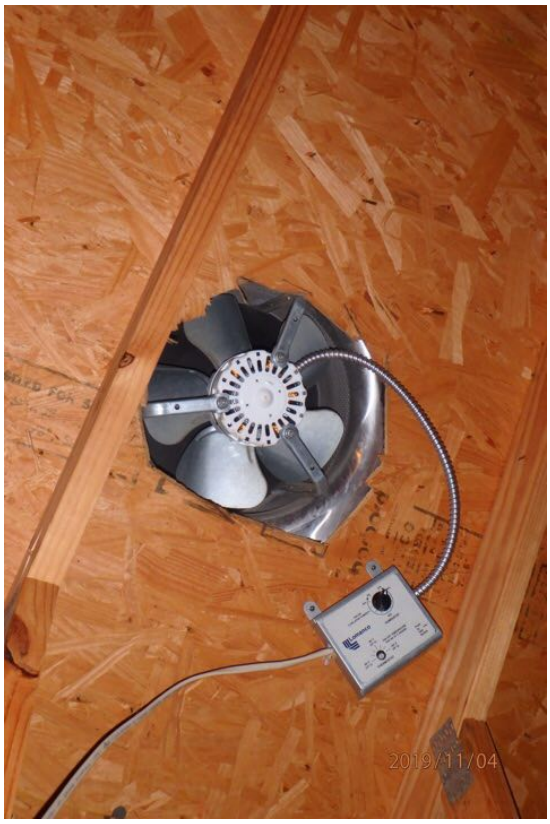
EXHAUST FAN DUCTING

REPR **353:** A disconnected bathroom exhaust duct was noted in the attic at the location(s) listed below. The vent should be reattached to prevent moisture from exhausting into the attic.

1. Left side

ATTIC VENTILATION FAN

354: Yes - There is an attic ventilation fan installed and it is thermostatically activated and was tested as a part of this inspection. The fan appeared to properly function as designed.



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

LOCATION OF CRAWLSPACE ENTRANCE

355: The crawlspace entry is located on the exterior at the right side of the structure.

Crawlspace Access

CRAWLSPACE ENTRANCE

356: The crawlspace entrance appears satisfactory and is adequately sized.

CRAWLSPACE DOOR CONDITION

REPR **357:** Adjustments are needed to the crawlspace door for the close and latch as designed.

CRAWLSPACE INSPECTED BY

358: The crawlspace was inspected by entering and crawling through.

CRAWLSPACE CEILING EXPOSED PERCENT

FYI **359:** The crawlspace ceiling was insulated making the floor structure and portions of the plumbing components not visible to inspect. Only areas of the floor structure around the plumbing drain pipes were inspected.

PERCENT INTERIOR FOUNDATION WALL EXPOSED

360: Only about 50% to 75% were visible to inspect.

CONDITIONS NOTED IN EXTERIOR WALLS,INTERIOR VIEW

361: Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

SILL PLATES PERCENTAGE VISIBLE

362: 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

363: Yes - This inspection noted the presence of foundation bolts and or straps correctly used to secure the framing to the foundation.

MOISTURE ON EXPOSED FOUNDATION WALLS NOTED

364: No - There were no elevated moisture levels noted on the exposed areas of the crawlspace walls.

EVIDENCE OF WATER ENTRY IN THE CRAWLSPACE NOTED

365: No evidence of any significant amount of water entry was found in the crawlspace during the inspection, however, it is impossible for the inspector to determine during heavy measurable rain if water intrusion may be a possibility. Gutters and downspouts should be kept clean and in good working order and discharge rain water a safe distance from the structure.

EVIDENCE OF MICROBIAL DEBRIS NOTED

SAFT **366:** A light amount of microbial debris was noted on the floor structure in the crawlspace at the location(s) listed below. Certain types of microbial debris can be toxic to humans. UltraSound inspectors do not inspect for, or determine if mold exists. Inspectors cannot determine what types of microbial debris exists in the noted areas without a test from a qualified laboratory. UltraSound recommends further investigation and repair buy a qualified professional.

1. Master bathroom
2. Laundry room

FOOTER DRAIN TILE NOTED

367: 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.

368: Manufactured I-Joist Floor System.

EXPOSED FLOOR FRAMING CONDITION

369: The exposed portions of the floor framing joist members appear to be in satisfactory condition. Due to the floor joist being insulated, a large portion of the floor structure was not visible to inspect.

FYI **370:** Water stains were noted in the floor framing at the location(s) listed below. No elevated moisture levels were noted at the time of inspection And the reasoning for the staining is unknown to the inspector.

1. Laundry room

MAIN BEAM
371: Satisfactory - The main beam installed appears to be in satisfactory condition.

DRYER VENTILATION PIPE
372: Satisfactory - The dryer ventilation pipe found in the crawlspace appears to have been installed correctly.

CRAWLSPACE VENTILATION
373: Satisfactory - The cross - ventilation in the crawlspace appears to be adequate.

CRAWLSPACE FLOOR
374: Gravel

FLOORING INSULATION
REPR **375:** Insulation batts were found missing from the floor structure under the laundry room. Re-installation on the insulation is needed.

VAPOR BARRIER INSTALLED

376: 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.

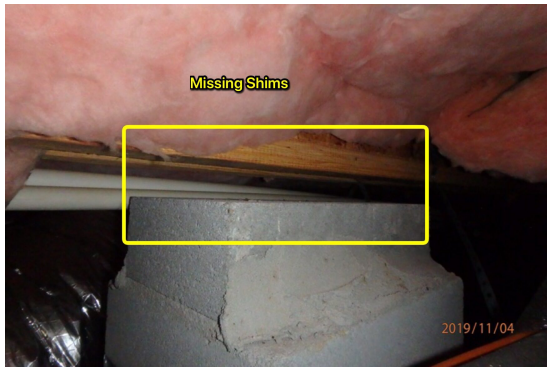
PIER CONSTRUCTION MATERIALS

377: There are hollow masonry piers installed in the crawlspace.

CONDITION OF PIERS

378: Satisfactory - The piers as installed appear to be satisfactory. No engineering analysis however was completed.

REPR **379:** Missing shims were noted at two of the installed piers in the crawlspace. The shims are needed to ensure the intended joist are properly supported. UltraSound recommends repair by a qualified professional.



EVIDENCE OF INSECTS OR ANIMALS IN CRAWLSPACE
380: No - There was no evidence of animal or insect infestation noted.

ELECTRICAL CONDITIONS
381: 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
382: 3/4" water service line from the meter to the main cutoff.

PUBLIC SERVICE PIPING MATERIAL
383: The main service line to the structure is PEX (Cross-Linked Polyethylene Plastic Pipe).

MAIN WATER SHUTOFF VALVE LOCATION
384: At meter located in the front yard.

WATER PRESSURE REGULATOR VALVE PRESENT
385: Yes. The regulator is located in the crawlspace on the front side of the house where the main water line enters the house.

WATER PRESSURE
386: 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
387: The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

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

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

390: The interior water supply pipes are wrapped in foam insulation and a large portion were not visible to inspect.

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

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

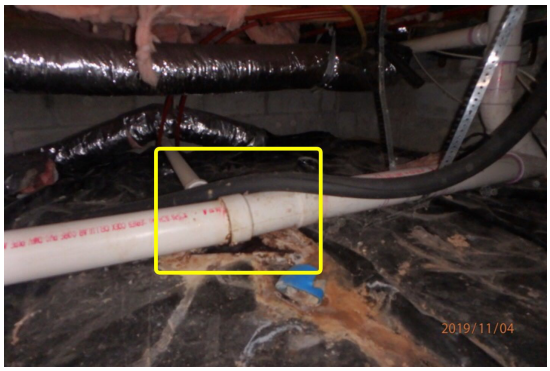
WASTE PIPING MATERIALS
393: There is also some PVC (poly vinyl chloride) plastic piping installed.

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

LOCATION OF LEAK IN WASTE PIPE

REPR **395:** Water stains were noted in the subfloor under the master bathroom toilet. No elevated moisture levels were measured in the area of the stains however leaks may not occur until the toilet is being used under normal conditions . Further investigation is needed by a qualified professional to determine if repairs are needed.

REPR **396:** An active waste line leak was noted in the crawlspace in the main line. UltraSound recommends further investigation and repair by a qualified professional.



SUPPLY/WASTE PIPING SUPPORTS

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

FUNCTIONAL DRAINAGE

398: 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
399: The vent material, as it passes through the roof, is PVC plastic.

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

OBJECTIONABLE ODORS NOTED
401: 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.