Property Condition Report

123 Any Street

Prepared for: John Doe

Prepared by: 901 Home Inspection
1902 Oliver Ave
Memphis, TN 38114
TN license #1420

Summary

This summary is not the entire report. Please review the entire report as there may be important information in the report body. Blue text indicates components that should be improved, red text indicates components that are deficient or unsafe, and black text indicates components that should be monitored. Please see "definitions" section in report body for full definitions.

Lots and Grounds

Grading: Minor slope - Recommend re-grading of area around master bedroom to help prevent moisture in crawl space. See notes under crawl space and gutters for more information.

Vegetation: Shrubs - Recommend trimming shrubs away from siding on west side of house to prevent moisture retention.

Exterior

Fascia: Wood - Peeling paint at back eaves and gable vent. Recommend repair, re-caulking and repainting to prevent wood from rotting. See note under gutters for further recommendations.

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Summary (Continued)

Soffits: Wood - Peeling paint at back patio soffits, see recommendation under fascia.

Exterior Electric Outlets: 110 VAC - Recommend installation of GFCI in outdoor locations. Outlet is loose, recommend repair/replacement by licensed professional.

Gas Meter: Left side - Trim bushes

Roof

Main Roof Surface Material: Asphalt shingle - While roof is generally in good condition with minimal granule loss, there is some evidence of curling in certain areas, especially on the back side. Broken and missing shingles noted over back patio. No evidence of water intrusion was observed in the attic. 2 layers of shingles present. Recommend evaluation by qualified roofing contractor to determine remaining service life of roof and any repairs that may be necessary.

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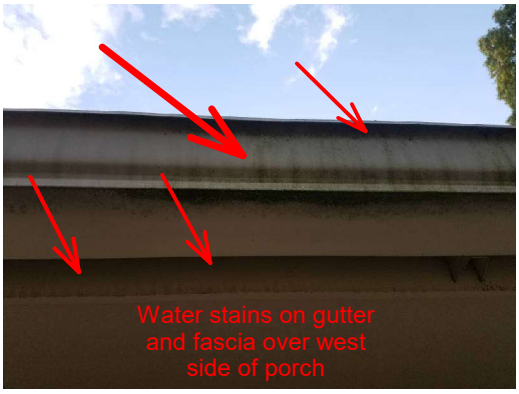
Roof (Continued)

Material: (continued)

Gutters: Aluminum - Gutter guards not fully in place. Water stains on gutters and fascia boards around patio indicate that gutters are not draining properly. This may be contributing to moisture in crawl space (see note in under crawl space). Also may lead to rot of fascia boards if not corrected. Recommend cleaning gutters and downspouts, ensuring proper water flow and repair/reinstallation of gutter guards. Also recommend installation of gutters on west side of house.



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Summary (Continued)

Crawl Space

Under master bedroom Crawl Space Access: Wood door - Access door has severe rot along bottom edge. Broken corners at bottom of door may allow pests to enter crawl space.

Under master bedroom Crawl Space Moisture Penetration: Moisture observed - Moisture evident around perimeter of crawl space foundation may lead to settlement over time, as well as mold or rot issues with wood framing. On the east side, it appears the gutter is not draining properly allowing water to fall near foundation. On the west side the absence of gutters and over growth of shrubs is likely trapping water near foundation. All three exposed sides should be graded to allow proper drainage. Once moisture penetration issues are resolved, recommend installation of a vapor barrier by a qalified professional.

Air Conditioning

Main AC System A/C System Operation: Functional - Fully functional at time of inspection, but due to its age is likely nearing the end of its service life.

Main AC System Visible Coil: Aluminum - Coils are dirty, recommend cleaning

Heating System

Main Heating System Heat Exchanger: 5 Burner - Some rust observed in heat exchanger. Due to its age may be nearing end of service life. It should be anticipated that the furnace will need replacement.

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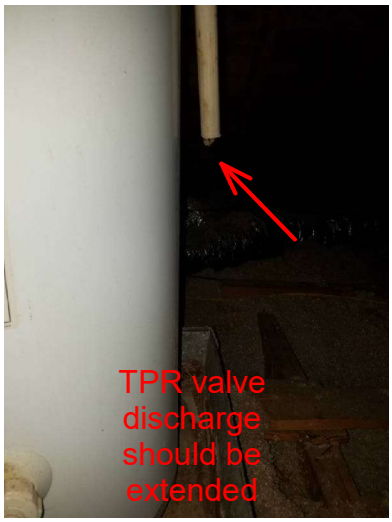
Summary (Continued)

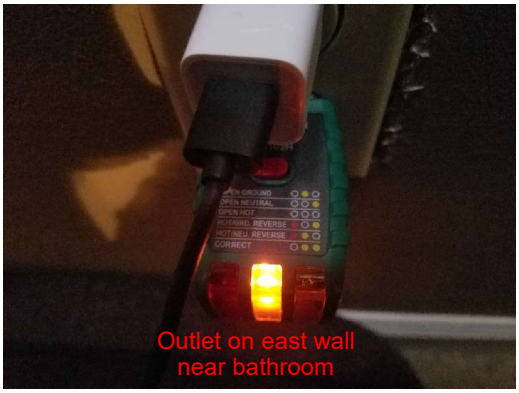
Plumbing

Attic Water Heater TPRV and Drain Tube: PVC - Should terminate between 1 1/2 to 6 inches from pan.



Bedroom

1st Floor Master Bedroom Electrical: 110 VAC - Open or missing ground on wall by bathroom and office area, other outlets test ok.



South west Bedroom Electrical: 110 VAC - Open or missing ground

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Summary (Continued)

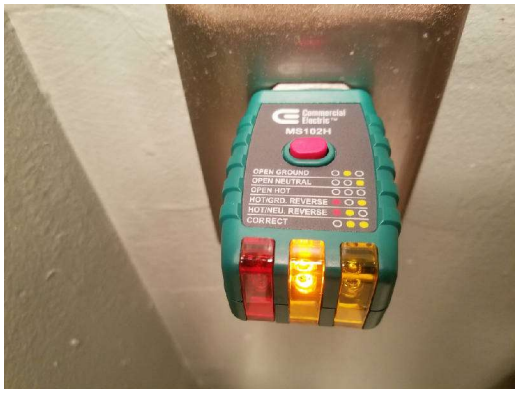
Center Bedroom Ceiling: Plaster - Small crack in ceiling, may be due to vibration from ceiling fan.

Center Bedroom Electrical: 110 VAC - Old style 2 prong outlets not tested. Outlet is cracked and painted and should be replaced by licensed electrician.

Bathroom

Master Bathroom Doors: Hollow wood - Does not close.

Master Bathroom Electrical: 110 VAC - Non-GFCI circuit, open ground, recommend replacement of outlet by licensed electrician. Ceiling mounted light fixture not operational.



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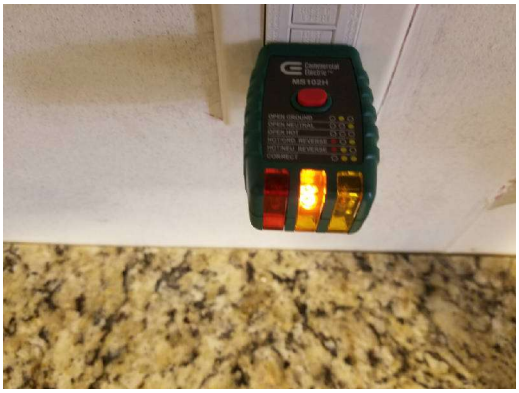
Summary (Continued)

Hall Bathroom Electrical: 110 VAC - Non-GFCI circuit, Open or missing ground. Recommend replacement with GFCI outlet by licensed electrician.

Kitchen

1st Floor Kitchen Electrical: 110 VAC GFCI - Sink wall outlet has open ground.



Living Space

Living Room Living Space Electrical: 110 VAC - Open or missing ground

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Table of Contents

Definitions	9
General Information	9
Lots and Grounds	10
Exterior	11
Roof	13
Garage/Carport	14
Electrical	14
Structure	15
Attic	16
Crawl Space	17
Air Conditioning	18
Heating System	19
Plumbing	20
Bedroom	21
Bathroom	23
Kitchen	25
Living Space	26
Laundry Room/Area	26

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Appears Serviceable	*Functional with no obvious signs of defect.*
Not Present	*Item not present or not found.*
Not Inspected	*Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.*
Improve	*Item is not fully functional and requires repair, replacement, or service.*
Deficient	*Item needs immediate repair or replacement. It is unable to perform its intended function or is unsafe.*
Monitor	*Item shows some issues of concern, and should be monitored or investigated further. May need repair or replacement over long term.*

General Information

Property Information

Property Address 123 Any St.
City Memphis *State* TN *Zip* 38117

Client Information

Client Name John Doe

Inspection Company

Inspector Name Carlos Gonzalez
Company Name 901 Home Inspection
Address 1902 Oliver Ave
City Memphis *State* TN *Zip* 38114
Phone 901-500-4072
E-Mail 901homeinspection@gmail.com

Conditions

Others Present Home Owner *Property Occupied* Occupied
Estimated Age 60 years *Entrance Faces* South
Inspection Date 05/11/2016
Start Time 4:00pm *End Time* 6:30pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 80 degrees F

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General Information (Continued)

Weather Partly cloudy *Soil Conditions* Damp
Space Below Grade Crawl Space
Building Type Single family *Garage* Carport
Sewage Disposal City *How Verified* Owner
Water Source City *How Verified* Visual Inspection
Additions/Modifications Room addition

Lots and Grounds

Appears Serviceable *Driveway:* Concrete
Appears Serviceable *Walks:* Concrete
Appears Serviceable *Patio:* Concrete
Improve *Grading:* Minor slope - Recommend re-grading of area around master bedroom to help prevent moisture in crawl space. See notes under crawl space and gutters for more information.
Improve *Vegetation:* Shrubs - Recommend trimming shrubs away from siding on west side of house to prevent moisture retention.

Appears Serviceable *Fences:* Chain link

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Exterior

Front/sides Exterior Surface

Appears Serviceable *Type:* Brick veneer

Back Exterior Surface

Appears Serviceable *Type:* Wood - Could not inspect siding on the west side of the house due to over grown shrubs.

Appears Serviceable *Trim:* Wood

Improve *Fascia:* Wood - Peeling paint at back eaves and gable vent. Recommend repair, re-caulking and repainting to prevent wood from rotting. See note under gutters for further recommendations.

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Exterior (Continued)

Improve *Soffits:* Wood - Peeling paint at back patio soffits, see recommendation under fascia.

Appears Serviceable *Door Bell:* Hard wired

Appears Serviceable *Entry Doors:* Wood

Appears Serviceable *Windows:* Aluminum slider

Appears Serviceable *Storm Windows:* Aluminum framed tempered glass

Appears Serviceable *Window Screens:* Fiberglass

Appears Serviceable *Exterior Lighting:* Surface mount

Improve *Exterior Electric Outlets:* 110 VAC - Recommend installation of GFCI in outdoor locations. Outlet is loose, recommend repair/replacement by licensed professional.

Appears Serviceable *Hose Bibs:* Gate

Improve *Gas Meter:* Left side - Trim bushes

Appears Serviceable *Main Gas Valve:* Located at gas meter

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Roof

A visual inspection can provide clues to potential deficiencies with a roofing system, but cannot find all deficiencies or predict future conditions. It cannot determine if roofing materials and penetrations were installed following manufacturers guidelines. Active leaks cannot be detected when it is not raining if there is no evidence of water intrusion in accessible areas of the attic. Please consult a qualified roofing contractor regarding any concerns with the roofing system.

Main Roof Surface

Method of Inspection: Ladder at eaves

Appears Serviceable *Unable to Inspect:* 50%

Improve *Material:* Asphalt shingle - While roof is generally in good condition with minimal granule loss, there is some evidence of curling in certain areas, especially on the back side. Broken and missing shingles noted over back patio. No evidence of water intrusion was observed in the attic. 2 layers of shingles present. Recommend evaluation by qualified roofing contractor to determine remaining service life of roof and any repairs that may be necessary.

Type: Hip

Approximate Age: 10+

Appears Serviceable *Flashing:* Aluminum

Appears Serviceable *Valleys:* Asphalt shingle

Appears Serviceable *Plumbing Vents:* Cast Iron, PVC

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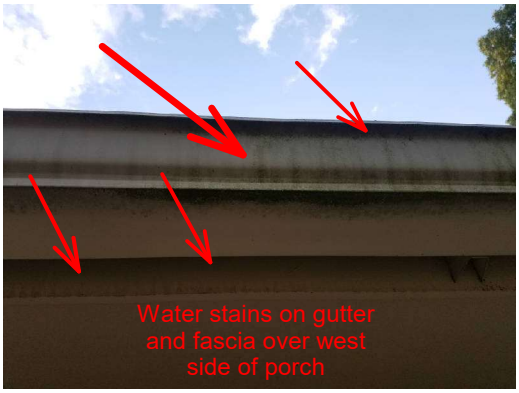
Roof (Continued)

Deficient *Gutters:* Aluminum - Gutter guards not fully in place. Water stains on gutters and fascia boards around patio indicate that gutters are not draining properly. This may be contributing to moisture in crawl space (see note in under crawl space). Also may lead to rot of fascia boards if not corrected. Recommend cleaning gutters and downspouts, ensuring proper water flow and repair/reinstallation of gutter guards. Also recommend installation of gutters on west side of house.



Appears Serviceable *Downspouts:* Aluminum

South Chimney

Appears Serviceable *Chimney:* Brick
Appears Serviceable *Chimney Flashing:* Aluminum

Garage/Carport

Attached Garage

Type of Structure: Carport *Car Spaces:* 1
Appears Serviceable *Exterior Surface:* Wood
Appears Serviceable *Roof:* Asphalt shingle
Appears Serviceable *Ceiling:* wood
Appears Serviceable *Floor/Foundation:* Poured concrete

Electrical

Service Size Amps: 150 *Volts:* 110-240 VAC
Appears Serviceable *Service Type:* Overhead

Appears Serviceable *Service:* Copper
Appears Serviceable *120 VAC Branch Circuits:* Copper

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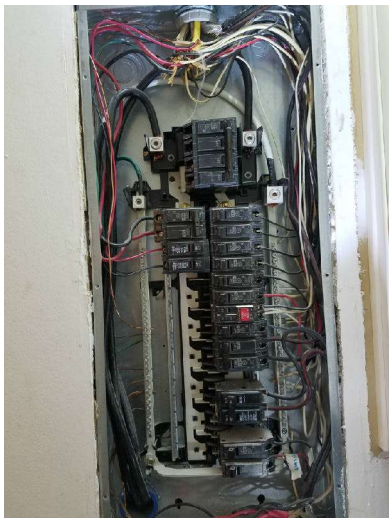
Electrical (Continued)

Appears Serviceable *240 VAC Branch Circuits:* Copper
Appears Serviceable *Conductor Type:* Non-metallic sheathed cable
Appears Serviceable *Ground:* Rod in ground only
Appears Serviceable *Smoke Detectors:* Battery operated

Kitchen Electric Panel

Appears Serviceable *Manufacturer:* General Electric



Maximum Capacity: 150
Appears Serviceable *Main Breaker Size:* 150
Appears Serviceable *Breakers:* Copper
Appears Serviceable *GFCI:* Kitchen only - Recommend installation of GFCIs in both bathrooms and at exterior outlet.
Is the panel bonded? Yes

Structure

Only a small portion of the foundation and structural system can be inspected visually. Every effort is made to find evidence of deficiencies, however some issues may exist that are not apparent during a visual inspection and can only be determined through invasive investigation. Any statements regarding the stability of the structure are based on visual evidence only and do not guarantee that no other deficiencies exist or will arise after the time of the inspection. Only a qualified contractor or engineer can fully determine the stability of a structure, and should be consulted regarding any concerns.

Appears Serviceable *Structure Type:* Wood frame
Appears Serviceable *Foundation:* Poured slab/crawl space
Not Present *Differential Movement:*
Appears Serviceable *Beams:* Solid wood
Appears Serviceable *Bearing Walls:* Block
Appears Serviceable *Joists/Trusses:* 2x8

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Structure (Continued)

Appears Serviceable *Piers/Posts:* Block

Appears Serviceable *Floor/Slab:* Poured slab
Appears Serviceable *Subfloor:* Plywood

Attic

Main Attic

Method of Inspection: In the attic
Appears Serviceable *Unable to Inspect:* 0%
Appears Serviceable *Roof Framing:* 2x6 Rafter
Appears Serviceable *Sheathing:* Dimensional wood
Appears Serviceable *Ventilation:* Gable and soffit vents
Appears Serviceable *Insulation:* Loose
Appears Serviceable *Insulation Depth:* 8"
Not Present *Vapor Barrier:*
Not Inspected *House Fan:* Belt drive with manual controls - Not in use

Appears Serviceable *Wiring/Lighting:* 110 VAC
Appears Serviceable *Moisture Penetration:* None observed

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Crawl Space

Under master bedroom Crawl Space

Method of Inspection: In the crawl space

Appears Serviceable *Unable to Inspect:* 0

Deficient *Access:* Wood door - Access door has severe rot along bottom edge. Broken corners at bottom of door may allow pests to enter crawl space.

Improve *Moisture Penetration:* Moisture observed - Moisture evident around perimeter of crawl space foundation may lead to settlement over time, as well as mold or rot issues with wood framing. On the east side, it appears the gutter is not draining properly allowing water to fall near foundation. On the west side the absence of gutters and over growth of shrubs is likely trapping water near foundation. All three exposed sides should be graded to allow proper drainage. Once moisture penetration issues are resolved, recommend installation of a vapor barrier by a qalified professional.

Moisture Location: Perimeter

Not Present *Moisture Barrier:*

Appears Serviceable *Ventilation:* Vents

Not Present *Insulation:*

Not Present *Vapor Barrier:*

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Air Conditioning

The majority of the air conditioning system cannot be inspected in a visual only inspection, including but not limited to the evaporator coil and condenser unit. It is possible that deficiencies exist that cannot be seen without taking apart the components. It is always recommended that the cooling system be serviced by a qualified HVAC technician annually.

Main AC System

Monitor *A/C System Operation:* Functional - Fully functional at time of inspection, but due to its age is likely nearing the end of its service life.

Appears Serviceable *Condensate Removal:* PVC

Appears Serviceable *Exterior Unit:* Pad mounted

Manufacturer: Ruud

Model Number: Unknown *Serial Number:* Unknown

Area Served: Whole building *Approximate Age:* 30+ years

Fuel Type: 220-240 VAC *Temperature Differential:* Approx 20 degrees F

Type: Central A/C *Capacity:* Not listed

Improve *Visible Coil:* Aluminum - Coils are dirty, recommend cleaning

Appears Serviceable *Refrigerant Lines:* Insulated suction line and liquid line

Appears Serviceable *Electrical Disconnect:* Switch

Appears Serviceable *Exposed Ductwork:* Metal

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Air Conditioning (Continued)

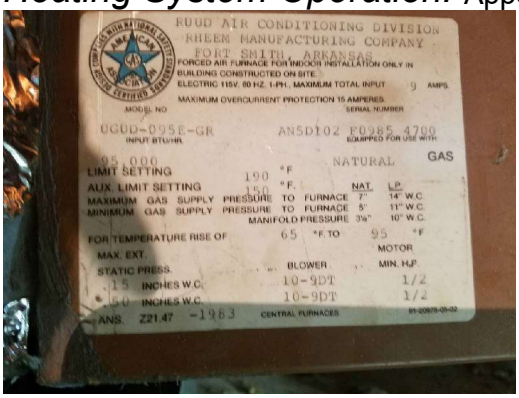
Appears Serviceable *Blower Fan/Filters:* Fan with disposable filter
Appears Serviceable *Thermostats:* Individual

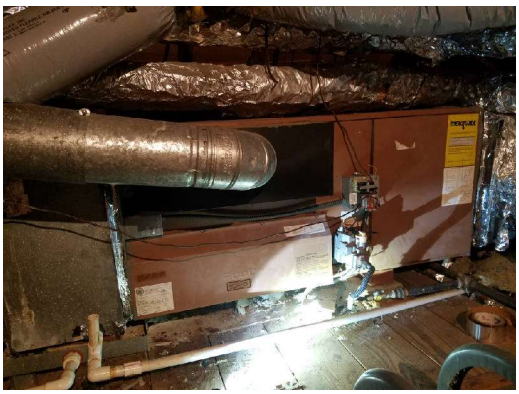
Heating System

The majority of the heat exchanger cannot be inspected in a visual only inspection. It is possible that deficiencies exist that cannot be seen without taking apart the furnace. It is always recommended that the furnace be serviced by a qualified HVAC technician prior to the start of the heating season.

Main Heating System

Appears Serviceable *Heating System Operation:* Appears functional





Manufacturer: Ruud
Type: Forced air *Capacity:* 95,000 btu
Area Served: Whole building *Approximate Age:* 30 years
Fuel Type: Natural gas
Monitor *Heat Exchanger:* 5 Burner - Some rust observed in heat exchanger. Due to its age may be nearing end of service life. It should be anticipated that the furnace will need replacement.

Unable to Inspect: 85%
Appears Serviceable *Blower Fan/Filter:* Disposable filter - Unable to visually inspect blower fan, but fan was functioning at time of inspection with no excessive noise or other indication of deficiency.
Appears Serviceable *Distribution:* Metal duct
Appears Serviceable *Draft Control:* Automatic
Appears Serviceable *Flue Pipe:* Double wall
Appears Serviceable *Thermostats:* Individual
Suspected Asbestos: No

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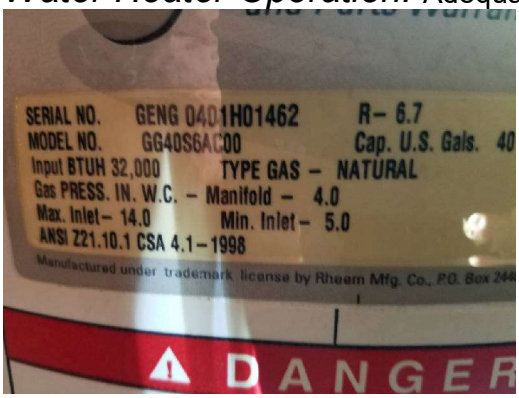
Plumbing

Appears Serviceable *Service Line:* Copper
Appears Serviceable *Main Water Shutoff:* At meter
Appears Serviceable *Water Lines:* Copper
Appears Serviceable *Drain Pipes:* Cast iron, PVC in addition
Not Inspected *Service Caps:* Not visible
Appears Serviceable *Vent Pipes:* Cast iron
Appears Serviceable *Gas Service Lines:* Cast iron
Appears Serviceable *Pipe Supports:* Observed in attic and crawl space
Appears Serviceable *Pipe Insulation:* Observed in attic and crawl space

Attic Water Heater

Appears Serviceable *Water Heater Operation:* Adequate



Manufacturer: General Electric
Type: Natural gas *Capacity:* 40 Gal.
Approximate Age: 15 years *Area Served:* Whole building
Appears Serviceable *Flue Pipe:* Single wall

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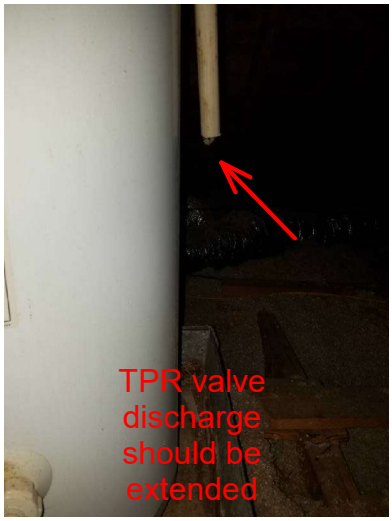
Plumbing (Continued)

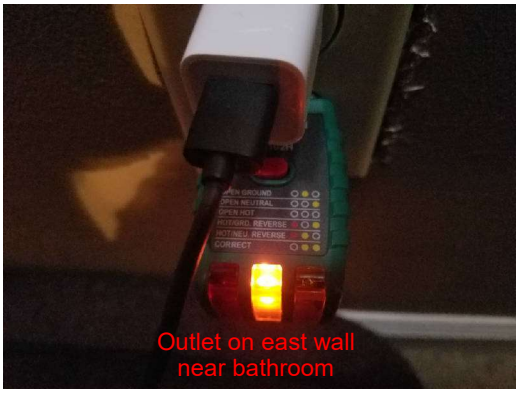
Deficient *TPRV and Drain Tube:* PVC - Should terminate between 1 1/2 to 6 inches from pan.



Bedroom

1st Floor Master Bedroom

Appears Serviceable *Closet:* Walk In
Appears Serviceable *Ceiling:* Texture paint
Appears Serviceable *Walls:* Drywall
Appears Serviceable *Floor:* Carpet
Appears Serviceable *Doors:* Hollow wood
Appears Serviceable *Windows:* Aluminum slider
Improve *Electrical:* 110 VAC - Open or missing ground on wall by bathroom and office area, other outlets test ok.



Appears Serviceable *HVAC Source:* Heating system register
Appears Serviceable *Smoke Detector:* Battery operated

South west Bedroom

Appears Serviceable *Closet:* Single small
Appears Serviceable *Ceiling:* Plaster

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Bedroom (Continued)

Appears Serviceable *Walls:* Plaster
Appears Serviceable *Floor:* Carpet
Appears Serviceable *Doors:* Hollow wood
Appears Serviceable *Windows:* Wood double hung
Improve *Electrical:* 110 VAC - Open or missing ground

Appears Serviceable *HVAC Source:* Heating system register
Not Present *Smoke Detector:* Smoke detector located in hall outside bedroom.

Center Bedroom

Appears Serviceable *Closet:* Single small
Monitor *Ceiling:* Plaster - Small crack in ceiling, may be due to vibration from ceiling fan.

Appears Serviceable *Walls:* Plaster
Appears Serviceable *Floor:* Hardwood
Appears Serviceable *Doors:* Hollow wood
Appears Serviceable *Windows:* Wood double hung

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Bedroom (Continued)

Deficient *Electrical:* 110 VAC - Old style 2 prong outlets not tested. Outlet is cracked and painted and should be replaced by licensed electrician.

Appears Serviceable *HVAC Source:* Heating system register

Not Present *Smoke Detector:* Smoke detector located in hall outside bedroom.

Bathroom

Master Bathroom

Appears Serviceable *Ceiling:* Texture paint

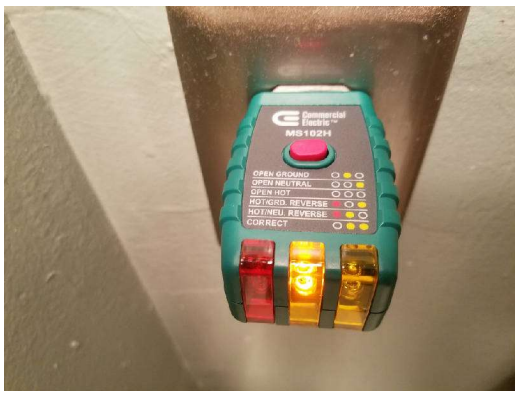
Appears Serviceable *Walls:* Drywall

Appears Serviceable *Floor:* Ceramic tile

Improve *Doors:* Hollow wood - Does not close.

Appears Serviceable *Windows:* Aluminum slider

Improve *Electrical:* 110 VAC - Non-GFCI circuit, open ground, recommend replacement of outlet by licensed electrician. Ceiling mounted light fixture not operational.



Appears Serviceable *Counter/Cabinet:* Composite and wood

Appears Serviceable *Sink/Basin:* One piece sink/counter tops

Appears Serviceable *Faucets/Traps:* PVC p trap

Appears Serviceable *Functional Flow:* No loss of pressure

Appears Serviceable *Functional Drainage:* Tub and sink

Appears Serviceable *Tub/Surround:* Fiberglass tub and fiberglass surround

Appears Serviceable *Toilets:* 1 1/2 Gallon Tank

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Bathroom (Continued)

Appears Serviceable *HVAC Source:* Heating system register
Not Present *Ventilation:*

Hall Bathroom

Appears Serviceable *Closet:* Single small
Appears Serviceable *Ceiling:* Plaster
Appears Serviceable *Walls:* Plaster
Appears Serviceable *Floor:* Ceramic tile
Appears Serviceable *Doors:* Hollow wood
Appears Serviceable *Windows:* Wood double hung
Improve *Electrical:* 110 VAC - Non-GFCI circuit, Open or missing ground. Recommend replacement with GFCI outlet by licensed electrician.

Appears Serviceable *Counter/Cabinet:* Composite and wood
Appears Serviceable *Sink/Basin:* One piece sink/counter top
Appears Serviceable *Faucets/Traps:* Chrome P trap
Appears Serviceable *Functional Flow:* No loss of pressure
Appears Serviceable *Functional Drainage:* Tub and sink
Appears Serviceable *Tub/Surround:* Fiberglass tub and ceramic tile surround
Appears Serviceable *Toilets:* 1 1/2 Gallon Tank
Appears Serviceable *HVAC Source:* Heating system register

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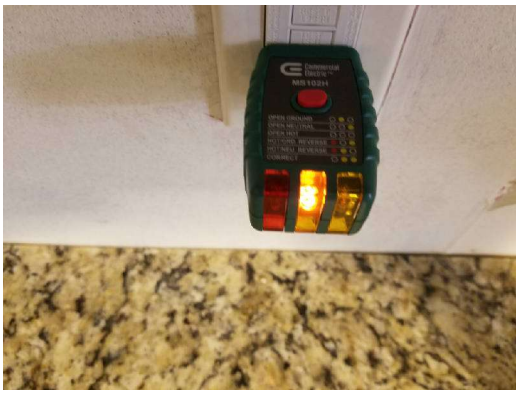
Kitchen

1st Floor Kitchen

Appears Serviceable *Cooking Appliances:* Frigidaire

Appears Serviceable *Disposal:* In-Sinkerator
Appears Serviceable *Dishwasher:* Kitchenaid
Air Gap or High Loop Present? Yes
Appears Serviceable *Refrigerator:* Frigidaire
Appears Serviceable *Sink:* Stainless Steel
Improve *Electrical:* 110 VAC GFCI - Sink wall outlet has open ground.



Appears Serviceable *Plumbing/Fixtures:* PVC
Appears Serviceable *Functional Flow:* Adequate pressure
Appears Serviceable *Functional Drainage:* Fully functional
Appears Serviceable *Counter Tops:* Granite
Appears Serviceable *Cabinets:* Wood
Appears Serviceable *Ceiling:* Drywall
Appears Serviceable *Walls:* Drywall
Appears Serviceable *Floor:* Ceramic tile
Appears Serviceable *Windows:* Wood double hung
Appears Serviceable *HVAC Source:* Heating system register

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Living Space

Living Room Living Space

Appears Serviceable *Closet:* Single small
Appears Serviceable *Ceiling:* Drywall
Appears Serviceable *Walls:* Plaster
Appears Serviceable *Floor:* Hardwood
Appears Serviceable *Doors:* Hollow wood
Appears Serviceable *Windows:* Wood double hung
Improve *Electrical:* 110 VAC - Open or missing ground

Appears Serviceable *HVAC Source:* Heating system register

Laundry Room/Area

Off of kitchen Laundry Room/Area

Appears Serviceable *Walls:* Drywall
Appears Serviceable *Floor:* Vinyl floor covering
Appears Serviceable *Windows:* Non-opening
Appears Serviceable *Electrical:* 110 VAC/220 VAC
Appears Serviceable *HVAC Source:* Heating system register
Appears Serviceable *Washer Hose Bib:* Ball valves
Appears Serviceable *Washer and Dryer Electrical:* 110-240 VAC
Appears Serviceable *Dryer Vent:* Metal flex
Appears Serviceable *Washer Drain:* Wall mounted drain

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Final Comments

Statement of limitations
As stated in the inspection agreement, this inspection is visual only and is not technically exhaustive. The inspection reports on observable conditions of accessible components at the time of inspection. The inspector assumes no liability for conditions that change after the completion of the inspection, or of components that were inaccessible or inoperative at the time of the inspection. This is a one-time inspection, and cannot predict issues that may arise in the future or under other conditions. The report offers no warrantee or guarantee, expressed or implied, of the serviceability of components or systems after the time of the inspection, or of the general condition of the house. The inspector is not an expert in every aspect of the home, and licensed specialists should be consulted to determine causes of, and solutions to, any deficiencies noted in the report.
The inspection is non-invasive and non-destructive, and cannot report on concealed deficiencies. We are not able to see behind finished surfaces, through walls, under floor coverings, underground or behind belongings. Due to time constraints the report is not exhaustive, but rather reports on a representative number of components such as windows, interior doors, light fixtures and outlets. Not all deficiencies will be noted, and the client should anticipate unexpected repairs. This inspection does not report on cosmetic issues, except as they relate to the ability of a component to perform its intended function. It is strongly recommended that the client, if a buyer, perform a pre-closing walk through. During this walk through, look for problems in areas that were covered by belongings such as large furniture or area rugs, or listed as not inspected on the report, and make sure to check on any improvements the seller agreed to make to ensure that they have been completed to your satisfaction.
As stated in the inspection agreement, this report does not address environmental hazards, including lead paint, radon, asbestos, cockroaches, rodents, pesticides, treated lumber, fungus, mercury, carbon monoxide, or other environmental hazards. Additionally, it does not address underground systems or components including sewage disposal, water supply, or fuel storage or delivery. As stated in the Tennessee standards of practice, the report does not include: life expectancy for any component; the cause of the need for a repair; the methods, materials, and costs of corrections; the suitability of the property for any specialized use; compliance or non-compliance with adopted codes, ordinances, statutes, regulatory requirements or restrictions; the market value of the property or its marketability; the advisability or inadvisability of purchase of the property; any component or system that was not inspected; the presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic damage, underground damage or items not permanently installed. Please see the standards of practice included with this report for a complete explanation of what is included and excluded in the report.

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