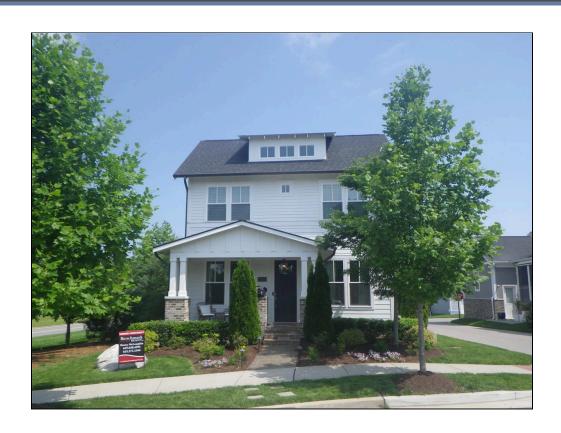


Inspection Report

Home Buyer

Property Address: 123 Any Street TN







123 Any Street Page 2 of 45



Home Inspectors of Middle Tennessee LLC

Forrest Anderson 6017 Bethany Blvd. Nashville, TN 37221 O 615-662-8199 M 615-974-7048 Tennessee License #2894



C. Forrest Anderson

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Home Inspectors of Middle Tennessee LLC

Buyer

Date: Invalid DateTime	Time:	Report ID:
Property: 123 Any Street TN	Customer: Home Buyer	Real Estate Professional:

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Yes (Y) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Functional (FN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

No (N) = The answer to the corresponding inspection question is "No". Some additional comments may be made.

Maintenance Repair or Replace (MR) = The item, component or unit is not functioning as intended, or needs repair or maintenance by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

For purposes of this report, all directions (left, right, front, back,etc) are taken from the viewpoint of the observer standing in front of and facing the residence. Specific comments may refer to left or right and are taken as facing the object.

This home is fairly new construction. It is common that a new home can need painting or caulking again within the first five years due to normal shrinkage and new material. Settlement cracks found in homes usually occur within the first three to five years.

Standards of Practice:

Client Is Present:

Age Of Home:

NACHI National Association of Certified For Wrap Up Home Inspectors

2021

Radon Test:

Temperature:

Rain in last 3 days:

Yes, Results Attached

Over 65

Weather:

Ground/Soil Surface condition:

Clear, Hot and Humid

Dry

1. DRIVEWAY, LANDSCAPING

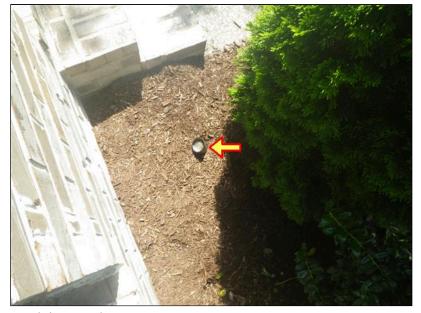
The home inspector shall observe the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure.

		Y	FN	N	MR	NI
1.0	DOES LANDSCAPE FAVOR PROPER DRAINAGE	•				
1.1	WALKWAY AND DRIVEWAY		•			
1.2	ANY INFREQUENTLY FOUND DISCOVERIES	•				

Styles & Materials
DRIVEWAY:
CONCRETE

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

- **1.0** 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.
- **1.2** No inspection on exterior landscape lighting.



1.2 (Picture 1)

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We have no way of inspecting irrigation systems. Irrigation system was not inspected by our company.



1.2 (Picture 2)

This home is equipped with a passive radon mitigation system. Radon evacuation plumbing is in place however no evacuation fan has been installed therefore system is inoperable.



1.2 (Picture 3)

The home inspector is not required to inspect geological, geotechnical, hydrological and/or soil conditions. Nor is the home inspector required to inspect erosion control and earth stabilization measures, sprinkler systems, drain fields, swimming pools, spas or sprinkler systems.

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2. ROOFING, DRAINAGE, CHIMNEYS

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. We are not professional roofers. We do the our best to inspect the roof within the time allotted. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak



except as it is occurring or by specific water tests, which is beyond the scope of our inspection. This inspection is not a guarantee that a roof leak in the future will not happen. We will not take responsibility for roof leaks that occur in the future.

		•			 	
2.0	ARE THERE ANY NOTICEABLE SWAYS OR SAGS IN THE ROOF SHEATHING			•		R
2.1	DOES THE ROOF COVERING APPEAR TO BE IN FUNCTIONAL CONDITION	•				V F
2.2	ARE THERE MULTIPLE LAYERS OF ROOF COVERINGS			•		
2.3	FLASHINGS		•			
2.4	ROOF VENTILATION		•			R
2.5	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS		•			ر ا
2.6	CONDITION OF RAIN GUTTERS		•			
2.7	ARE DOWNSPOUTS OR DRAINAGE PROVIDED PROPERLY	•				
2.8	IS DRIP EDGE INSTALLED ALONG ROOF PERIMETER	•				
R	-					ı

Y FN N MR NI Styles & Materials

ROOF-TYPE: GABLE

HIP

VIEWED ROOF

FROM:

GROUND WITH BINOCULARS INTERIOR WINDOWS LADDER

ROOF COVERING:

ARCHITECTURAL METAL

CHIMNEY:

DIRECT VENT

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

2.7 Drain extensions, above or below ground, extended at least 8-10 feet away from foundation will greatly assist in keeping the foundation walls and/or crawl space dry. Recommend drain extensions be installed at all applicable locations.



2.7 (Picture 1)

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. EAVE, SIDING, FOUNDATION WALLS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood



3.0	CONDITION OF SOFFIT, FASCIA, TRIM AND EAVES		•		
3.1	CONDITION OF EXTERIOR WALL COVERINGS, FLASHING			•	
3.2	FOUNDATION WALLS AND MORTAR JOINTS (exterior)		•		
3.3	IS OUTSIDE ACCESS TO CRAWLSPACE OR BASEMENT RODENT RESISTANT	•			

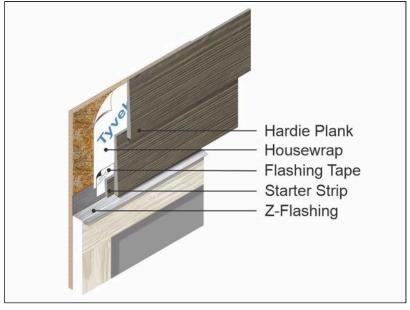
Y FN N MR NI Styles & Materials
SIDING MATERIAL:

BRICK VENEER CEMENT-FIBER COMPOSITE TRIM WOOD TRIM

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

3.1 The integrity and moisture content of framing and sheathing behind finished coverings (exterior siding, cement stone coverings, fiber cement siding, etc.) is not visible to inspect and beyond the scope of our services and is excluded within our inspection.

Missing counter flashing at the pictured locations. This flashing is needed above windows and doors as well as above blocked penetrations. This location may leak in the future if the flashing is not installed. I recommend the appropriate flashing be installed and this area be further inspected by a roofing professional.



3.1 (Picture 1)

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3.1 (Picture 2)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. DECKS, PORCHES, STEPS, RAILINGS

The home inspector shall observe all exterior doors, decks, stoops, steps, stairs, porches, railings; and report as in need of repair any spacings between intermittent balusters, spindles, or rails for steps, stairways, balconies and railings that permit the passage of an object greater than 4 inches in diameter.

		Y	FN	N	MR	NI	S
4.0	WHAT IS THE CONDITION OF PORCH OR PATIO		•				Δ
4.1	DECKS, STAIRS AND HANDRAILS OR BALCONIES		•	П			

Styles & Materials APPURTENANCE: COVERED PORCH

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

The home inspector is not required to: inspector operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. The home inspector is not required to inspect items including Windows and door flashings, which are not visible or readily accessible from the ground, determine the integrity of the thermal window seals or damaged glass or inspect for safety type glass. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. WINDOWS, DOORS

The home inspector shall observe all exterior doors and a representative number of Windows.

		•	LIA	14	IVIN	141	
5.0	OUTSIDE APPEARANCE OF WINDOWS OR SKYLIGHTS				•		
5.1	SLIDING GLASS DOOR, PORCH OR PATIO DOORS		•				
5.2	CONDITION OF EXTERIOR ENTRY DOORS		•				
5.3	STORM DOOR AND SCREEN DOOR(S) CONDITION		•				

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

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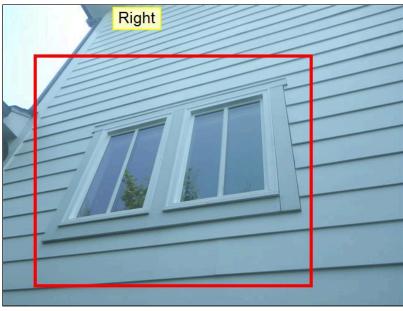
Y FN N MR NI Styles & Materials **ENTRY DOORS:**

> FIBERGI ASS INSULATED GLASS WOOD

WINDOWS:

VINYL

5.0 Windows have not been sealed in. Sealant needed where siding meets trim. Trim appears primed but not painted. Corrections needed by professional to prevent moisture intrusion and deterioration.



5.0 (Picture 1)

The home inspector is not required to inspect or operate screens, wood storm Windows, shutters or awnings. The home inspector is not required to inspect items including Windows and door flashings, which are not visible or readily accessible from the ground, determine the integrity of the thermal window seals or damaged glass or inspect for safety type glass. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. GARAGE

FEET FROM GARAGE FLOOR

The inspector shall inspect garage doors and garage door openers by operating first by remote (if available), and then by installed automatic door control; and report as in need of repair any installed electronic sensors that are not operable were not installed at proper heights above the garage floor.



6.0	GARAGE DOOR OPERATORS		•		
6.1	DOES THE GARAGE DOORS "REVERSE" WITH RESISTANCE	•			
6.2	CONDITION OF GARAGE DOOR		•		

6.2 CONDITION OF GARAGE DOOR

FIRE RESISTANT SEPARATION WALLS, CEILINGS, AND

OORS BETWEEN A DWELLING UNIT AND AN ATTACHED GARAGE

ANY EXPOSED WIRING ON CEILING LOWER THAN SEVEN

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

Y FN N MR NI

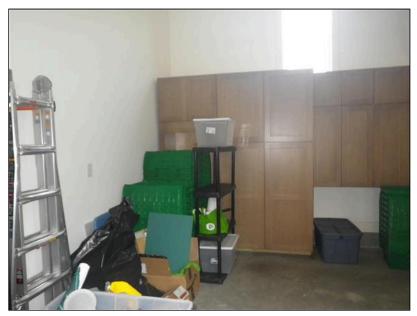
TYPE:
ONE AUTOMATIC

GARAGE DOOR

MATERIAL:
METAL
INSULATED
OPENER
MANUFACTURER:
LIFT-MASTER

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6.3 Inspection restrictions in garage.



6.3 (Picture 1)

The inspector is not required to verify or certified safe operation of any auto-reverse or related safety function of a garage door; operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. INTERIORS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



		Y	FN	N	MR	NI
7.0	WALLS		•			
7.1	CEILINGS		•			
7.2	FLOORS		•			
7.3	WINDOWS (Representative number)		•			
7.4	DOORS (Representative number)				•	
7.5	STEPS, STAIRWAYS, BALCONIES AND RAILINGS		•			
7.6	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

Styles & Materials FLOOR

COVERING(S):

ENGINEERED HARDWOOD CARPET TILE

INTERIOR DOORS:

HOLLOW CORE/ RAISED PANEL

COUNTERTOP:

GRANITE/QUARTZ

WINDOW TYPES:

FIXED

SINGLE HUNG/TILT/ INSULATED

CABINETRY:

LAMINATE

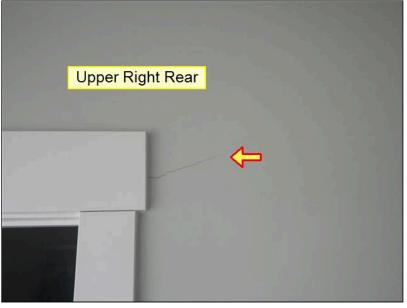
WALL MATERIAL:

DRYWALL PANELING

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WOOD
CEILING
MATERIALS:
DRYWALL

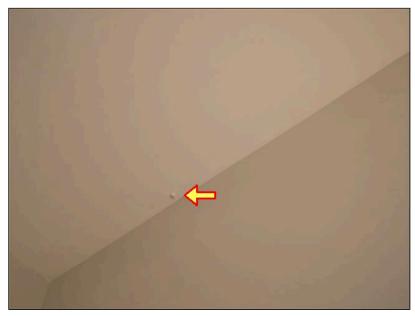
7.0 Crack observed at interior wall. All buildings settle with minor wall cracking visible at some point. Recommend patching and monitoring for further movement. Crack appears normal for a home this age.



7.0 (Picture 1)

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7.1 Miscellaneous nail pops and drywall tape seam cracks exist at various locations. Nails can be reset and covered with several coats of joint compound or spackle, lightly sand area and re paint. Tape seams can be repaired with several coats of joint compound, sanding and repainting.



7.1 (Picture 1)



7.1 (Picture 2)

7.3 We were unable to access and test proper operation of all windows due to personal items and furniture.



7.4 Missing hardware at pictured door needs correction.



7.4 (Picture 1)

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Pictured door needs to be adjusted to prevent sliding open/close on its own.



7.4 (Picture 2)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. ELECTRICAL

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall



describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: 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.

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				 IVIK	
8.0	SERVICE ENTRANCE CONDUCTORS		•		
8.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		•		
8.2	BOND WIRE FROM ELEC PANEL TO METAL PIPING		•		
8.3	DOES THE METERBASE HAVE A GROUND WIRE AND ROD	•			
8.4	CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)		•		
8.5	ARE THE CIRCUITS OR FUSES LABELED CLEARLY			•	
8.6	ARE THE CIRCUIT BREAKERS COMPATIBLE WITH THE PANEL	•			
8.7	CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)		•		
8.8	LOCATION OF MAIN AND DISTRIBUTION PANELS	П	•		
8.9	ARE SMOKE DETECTORS PRESENT IN HOME	•			
8.10	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)		•		
8.11	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE		•		

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

Y FN N MR NI

LECTRICAL
CONDUCTORS:
120/240 VOLT
BELOW GROUND
ALUMINUM
PANEL CAPACITY:
200 AMP
ELEC. PANEL

MANUFACTURER: EATON PANEL TYPE: CIRCUITS

BRANCH WIRE 15 and 20 AMP: COPPER WIRING

METHODS: ROMEX

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8.2 FYI - Bond wire located at gas meter.



8.2 (Picture 1)

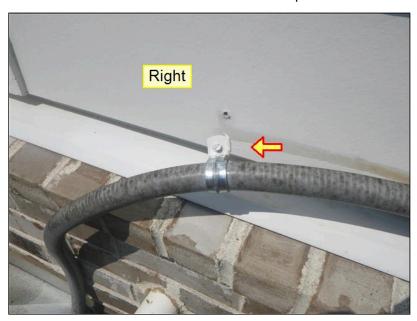
8.5 Labels should indicate the specific unit the breaker services. Correction needed at the HVAC disconnect.



8.5 (Picture 1)

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8.7 Electrical conduit has become loose at pictured location. Support needs re-attaching to siding.



8.7 (Picture 1)

8.8 FYI - Main disconnect (shut-off) is outside at meter base. Main panel box is located in the garage.



8.8 (Picture 1)

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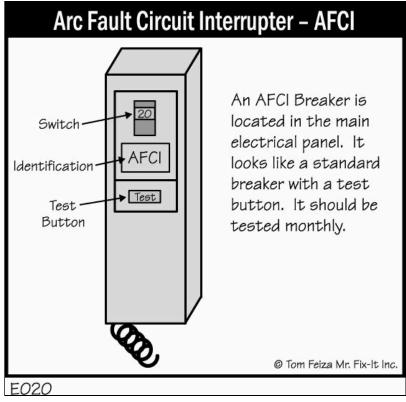
8.8 (Picture 2)



8.8 (Picture 3)

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- **8.9** Recommend testing all smoke and carbon monoxide detectors, and replacing batteries upon moving in. Recommend installation of carbon monoxide detectors according to manufacturers recommendations if not present.
- **8.10** FYI This home is equipped with arc fault circuit interrupters which, according to the manufacturer, should be tested monthly to protect against electrical arcing faults. Directions for testing should be located inside the main panel box cover. We do not test AFCI's in occupied properties. Often computers, routers and other electronic equipment are plugged into outlets that are AFCI protected. Sometimes they do not reset properly rendering the electronics inoperable.



filters; or The uniformity or adequacy of heat supply to the various rooms.

8.10 (Picture 1)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. HEATING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air

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		Y	FN	N	MR	NI
9.0	THERMOSTATS CONDITION		·			
9.1	HEATING EQUIPMENT		·			
9.2	NORMAL OPERATING CONTROLS		·			
9.3	HEAT DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, registers)				•	
9.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM		·			
9.5	COMBUSTION AIR SUPPLY		•			
9.6	AUTOMATIC SAFETY CONTROLS		•			
9.7	CHIMNEYS, FLUES AND VENTS (FOR FURNACE)		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

Styles & Materials HEAT SYSTEM BRAND: TRANE PACKAGE UNIT BRAND: TRANE DATE OF MFG:: 2020 2021 **NUMBER OF HEAT SYSTEMS** (excluding wood): TWO **FUEL SOURCE: GAS**

HEAT TYPE: FORCED AIR FILTER TYPE: DISPOSABLE

9.1 Ambient air test was performed by using digital thermometers on air handlers of heating units to determine if the difference in temperatures of the supply and return air are between 20 degrees and 40 degrees which indicates unit is heating as intended. Readings were satisfactory.

9.3 Package unit shroud has been holding water. This will cause premature deterioration and should be corrected by a qualified professional.



9.3 (Picture 1)

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Package unit shroud is not fully sealed and may allow pest intrusion into crawlspace. Correction needed.



9.3 (Picture 2)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. CENTRAL AIR CONDITIONING

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		Y	FN	N	MR	NI
10.0	THERMOSTATS CONDITION		•			
10.1	COOLING AND AIR HANDLER EQUIPMENT		•			
10.2	NORMAL OPERATING CONTROLS		•			
10.3	CONDENSATION LINE OR PUMP'S CONDITION				•	
10.4	DISTRIBUTION SYSTEMS (including ducts and piping, supports, insulation, air filters, registers)		•			
10.5	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM		•			

CENTRAL AIR
MANUFACTURER:
TRANE
DATE OF MFG::
2021
2020
NUMBER OF A/C
UNITS:
TWO

Styles & Materials

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

10.1 Cooling differential test was performed on all cooling units using a digital temperature gauge. Readings

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were within satisfactory range. (14 to 22 degrees difference between supply and return)

10.3 FYI -- If water is ever coming out of pictured PVC overflow for attic located air handler a certified HVAC technician should be consulted immediately for repairs. This would indicate primary condensate is stopped up.



10.3 (Picture 1)

Additional clearance recommended at pictured condensation lines to prevent the lines from becoming clogged. A condensation pit or well may be considered. These are generally eight to 10 inches deep filled half with gravel and are located at condensation line termination points.



10.3 (Picture 2)

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10.3 (Picture 3)



10.3 (Picture 4)

10.4 I recommend checking/changing filters on all return registers upon moving in.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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11. ATTIC AND ROOF STRUCTURE

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not



required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		-	 	1.117	
11.0	IS THERE AN ATTIC ACCESS	•			
11.1	DO RAFTERS APPEAR TO BE IN GOOD CONDITION	•			
11.2	ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION		•		
11.3	ARE THERE ANY VISIBLE SIGNS OF DETERIORATION		•		
11.4	IS THERE ANY DEBRIS IN ATTIC		•		

Y FN N MR NI Styles & Materials

ATTIC INFO: SCUTTLE HOLE

STORAGE LIGHT IN ATTIC

ROOF

STRUCTURE:

ENGINEERED WOOD TRUSS 2 X 4 SHEATHING

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

11.0 The entire attic area was not inspected due to limited and/or no accessibility in some areas.

Viewed from scuttle hole only. (Master Closet)

11.1 We do not walk open rafters. This is an unsafe practice which can result in damage to the home or inspector.

The installation of TechShield inhibits the inspection of the roof sheathing.



11.1 (Picture 1)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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12. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		Y	FN	N	MR	NI	
12.0	ATTIC INSULATION (unfinished spaces)		•				
12.1	VENTILATION OF ATTIC		•				
12.2	VENTING SYSTEMS (Kitchens, baths and laundry)		•				
12.3	FOUNDATION/FLOOR INSULATION (unfinished spaces)		•				
12.4	FOUNDATION VENTILATION		•				
12.5	IS THERE A VAPOR BARRIER ON DIRT FLOOR OF CRAWLSPACE	•					

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

Styles & Materials EXHAUST FAN TYPES:

FAN ONLY FAN WITH LIGHT FAN/HEAT/LIGHT

ATTIC

VENTILATION:

SOFFIT VENTS RIDGE VENTS

DRYER VENT:

THROUGH FLOOR

ATTIC

INSULATION:

BLOWN BATT

FIBERGLASS **R- VALUE:**

R-30 OR BETTER

DRYER POWER SOURCE:

NOT VISIBLE

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. PLUMBING

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating



equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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		Y	FN	N	MR	NI
13.0	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES				•	
13.1	INTERIOR DRAIN, WASTE AND VENT SYSTEMS		•			
13.2	ANY LEAKS OR CROSS-CONNECTIONS ON SUPPLY OR WASTE LINES			•		
13.3	FUNCTIONAL FLOW (water pressure and volume)		•			
13.4	WAS THE MAIN WATER VALVE LOCATED	•				
13.5	WATER HEATER		•			
13.6	IS THE T&P VALVE PIPED WITHIN 6 INCHES OF FLOOR	•				
13.7	CONDITION OF VENT PIPE		•			

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

Styles & Materials MANUFACTURER: STATE **WATER HEATER POWER SOURCE:** GAS (QUICK RECOVERY) **CAPACITY:** 50 GALLON **DATE OF MFG::** 2021 **PLUMBING SUPPLY:** PEX **DISTRIBUTION:** PEX **PLUMBING WASTE: PVC WATER SOURCE:**

PUBLIC
CLOTHES WASHER
DRAIN SIZE:

2" DIAMETER

13.0 FYI - Black or gray rubber washing machine hoses are not pressure tested, prone to unexpected failure, and are one of the leading homeowner insurance claims. We highly advise braided stainless steel hoses.

Stop valve disconnected at pictured fixture and should be corrected.



13.0 (Picture 1)

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Pictured knob is loose and needs stabilizing to prevent leaks. Repair needed by plumber.



13.0 (Picture 2)

Pictured plumbing fixture has hot/cold reverse at the control knob. Correction needed. Hot should always be on the left when facing the fixture or indicated by a red symbol.



13.0 (Picture 3)

- **13.1** FYI Any time the washing machine is installed on a floor level with or above another finished floor, a washer pan plumbed to exterior should be considered to prevent damage caused by an overflowing washer or leak.
- **13.2** In virtually all occupied homes there are undercounter inspection restrictions including towels, personal items, toiletries, etc. We do the best we can to thoroughly inspect under counters however there are generally some obstructions.

FYI - Sewage clean out. Plumber can access this clean out in case of plumbing backup.

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Recommend rubber cap be replaced with a PVC cap. These are more durable. Current cap may deteriorate especially if buried by mulch.



13.2 (Picture 1)

13.3 Water pressure at outside hose bib at time of inspection was between 60 and 80 psi which is an acceptable range.



13.3 (Picture 1)

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13.4 FYI - See photo for location of main gas "Shut-Off" valve. 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 a lining up the holes in the meter valve.



13.4 (Picture 1)

FYI - The main shut-off is the white lever/knob at the water heater.

The bell shaped object is your water pressure regulator valve. This may can be adjusted to increase or decrease water pressure.



13.4 (Picture 2)

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13.5 Hot water temperature at time of inspection was between 110-120 degrees. This is a safe operating temperature.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. FIREPLACES

The inspector shall inspect the fireplace, and open and close the damper door, if readily accessible and operable; hearth extensions and other permanently installed components; and report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including fireplace opening clearance from visible combustible materials.

		Y	FN	N	MR	NI
14.0	FIREPLACE OR SOLID FUEL BURNING DEVICES		•			
14.1	CLEARANCE TO COMBUSTIBLES		•			
14.2	IS THERE A DAMPER	•				
14.3	CONDITION OF HEARTH, MANTLE AND WALL	Г	•	Г		
14.4	DO THE FIRE-BRICK WALLS NEED MORTAR OR REPAIR	Г		•		
14.5	WAS LINER INSPECTED OR FULLY VISIBLE FROM END TO END			•		

Styles & Materials
FIREPLACES:
ONE
TYPES OF
FIREPLACES:
DIRECT VENT GAS

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

14.0 Virtually all manufactured fireplace inserts are accompanied with a "Data Plate". Please read this "Data Plate" and operate your fireplace in accordance with the manufacturer's suggested guidelines. Failure to do so may result in a fire or damage to the fireplace.

Functions as intended.



14.0 (Picture 1)

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The inspector is not required to inspect the flu or vent systems, the interior of chimneys or flues, fire doors or screens, seals and gaskets, or mantels. Nor is the inspector required to determine the need for a chimney sweep, operate gas fireplace inserts, light pilot flames, determine adequacy of draft or draft characteristics or dismantle or remove any component.

15. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not



required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		•			
15.0	FOUNDATION WALLS		•		
15.1	FLOOR STRUCTURE		•		
15.2	GIRDERS, PIERS, COLUMNS AND SUPPORTS		•		
15.3	ARE THERE FOUNDATION VENTS OR WINDOWS	•			
15.4	ANY DEBRIS IN BASEMENT OR CRAWLSPACE			•	
15.5	ANY WET OR UNUSUALLY DAMP AREA			•	
15.6	WERE SOME AREAS OF BASEMENT OR CRAWLSPACE INACCESSIBLE			•	

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

Y FN N MR NI Styles & Materials **METHOD USED TO OBSERVE CRAWLSPACE: WALKED CRAWLED**

FOUNDATION:

CONCRETE PADS MASONRY BLOCK **BLOCK PIERS**

FLOOR

STRUCTURE:

TRUS JOIST WOOD GIRDERS LAMINATED **GIRDERS**

15.0 Most of the foundation wall, band joist and sill plate was not visible due to insulation.



15.0 (Picture 1)

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15.1 Most of the floor structure was not visible for inspection due to floor insulation.



15.1 (Picture 1)

15.2 Piers are wrapped in vapor barrier. Unable to see most of the piers.



15.2 (Picture 1)

- **15.4** You should briefly inspect your crawlspace at least twice a year. Plumbing leaks do occur and other conditions can change as well. Being proactive may help reduce future repair cost.
- **15.5** In the short time of this inspection it is generally not possible to determine prior or future ground water penetration problems. Conditions that affect the structures dryness (weather, wind, and temperature) vary greatly during the course of the year. We recommend referring to the sellers disclosure to determine if there ever has been any water leakage, accumulation or dampness.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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16. BUILT-IN APPLIANCES

that is shut down or otherwise inoperable.

Appliances were not checked for safety recalls. Additional information regarding recalled appliances can be obtained at www.cpsc.gov/

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance



Appliances are prone to failure at any given time without notice. Appliances may fail shortly after a home inspection, possibly the next day. We cannot guarantee future performance of any appliance.

		Y	FN	N	MR	NI	
16.0	DISHWASHER		•				
16.1	RANGES/OVENS/COOKTOPS		•				
16.2	FOOD WASTE DISPOSER		•				
16.3	BUILT IN MICROWAVE		•				
16.4	RANGE HOOD		•				
16.5	REFRIGERATOR		•				

Y= Yes, FN= Functional, N= No, MR= Maintenance Repair or Replace, NI= Not Inspected Y FN N MR NI

DISHWASHER: WHIRLPOOL REFRIGERATOR: SAMSUNG RANGE/OVEN:

Styles & Materials

RANGE/OVEN: WHIRLPOOL

DISPOSER:IN SINK ERATOR

MICROWAVE: WHIRLPOOL

BUILT-IN

EXHAUST/RANGE

VENTED

COOKTOP:
WHIRLPOOL

17. RADON TESTING



17.0 Radon Disclaimer

17.1 Test Dates and Times

17.2 Testing Results

17.3 How To Interpret You Test Results

C= Complete

Styles & Materials

Testing For:

Real Estate (shortterm test)

Deployed By:

Forrest Anderson

Retrieved By: Forrest Anderson

Deployed In: Main Level

C

Foundation Type:

Raised Foundation (Crawlspace)

Radon Mitigation

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System Present: Yes (passive only) **Closed House Conditions Met:** Yes **Approximate Rainfall:** Less than 1 Inch **Sustained Wind Velocity > 30 MPH:** No **Abnormal** Weather **Conditions Noted: Tamper Indicating Controls Used:** Yes **Tamper Controls** Intact:

Yes

17.0 While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, Home Inspectors of Middle Tennessee LLC provides no warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors. Home Inspectors of Middle Tennessee LLC shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test.

17.1 See Radon Attachment at end of report under "REPORT ATTACHMENTS".

17.2 Sun Nuclear Model 1027 Continuous Radon Monitor

Average = 1.1 pCi/L

The average Radon level in this home is **BELOW** the EPA's action level of 4 pCi/L. There is no further action needed at this time.

17.3 These results should be interpreted in accordance with the EPA's guidance as published in EPA Publication No. 402-K-008 "Home Buyer's and Seller's Guide to Radon" and EPA Publication No. 402-K92-001, "Citizen's Guide to Radon"

Because radon is the second leading cause of lung cancer, the Surgeon General and the US Environmental Protection Agency (EPA) recommend testing all homes for radon and mitigating those with an average concentration of 4 picoCuries per liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, EPA suggests testing again sometime in the future.

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Summary

Home Inspectors of Middle Tennessee LLC

Forrest Anderson 6017 Bethany Blvd. Nashville, TN 37221 O 615-662-8199 M 615-974-7048 Tennessee License #2894

Customer Home Buyer

Property Address: 123 Any Street TN

The following items or discoveries indicate that these systems and/ or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a licensed specialist prior to close of escrow, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

We are proud of our services and trust you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the property to alert you to significant defects or adverse conditions. However, we may not have tested every outlet, and operated every widow and door, or identified every problem. Our inspection is visual, latent items can exist. Our inspection is a visual report on the general condition of the property at a given time. As a homeowner you should expect problems to occur. Roofs will leak, crawlspaces/basements may have water problems, and systems may fail without warning. Therefore a comprehensive insurance policy should be maintained at all times. We cannot predict future events.

3. EAVE, SIDING, FOUNDATION WALLS



General Summary

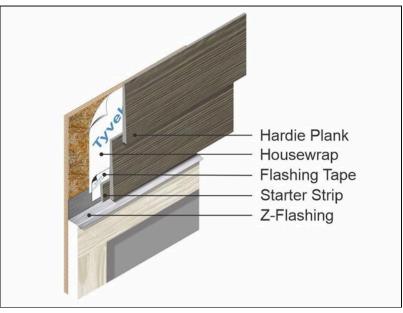
3.1 CONDITION OF EXTERIOR WALL COVERINGS, FLASHING

Maintenance Repair or Replace

Missing counter flashing at the pictured locations. This flashing is needed above windows and doors as well

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as above blocked penetrations. This location may leak in the future if the flashing is not installed. I recommend the appropriate flashing be installed and this area be further inspected by a roofing professional.



3.1 (Picture 1)



3.1 (Picture 2)

5. WINDOWS, DOORS



General Summary

5.0 OUTSIDE APPEARANCE OF WINDOWS OR SKYLIGHTS

Maintenance Repair or Replace

Windows have not been sealed in. Sealant needed where siding meets trim. Trim appears primed but not painted. Corrections needed by professional to prevent moisture intrusion and deterioration.

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5.0 (Picture 1)

7. INTERIORS



Interiors

7.4 DOORS (Representative number)

Maintenance Repair or Replace

Missing hardware at pictured door needs correction.



7.4 (Picture 1)

Pictured door needs to be adjusted to prevent sliding open/close on its own.

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7.4 (Picture 2)

8. ELECTRICAL



Electrical

8.5 ARE THE CIRCUITS OR FUSES LABELED CLEARLY

Maintenance Repair or Replace

Labels should indicate the specific unit the breaker services. Correction needed at the HVAC disconnect.



8.5 (Picture 1)

9. HEATING



Heating/Cooling

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9.3 HEAT DISTRIBUTION SYSTEMS (including ducts and piping, insulation, air filters, registers)

Maintenance Repair or Replace

Package unit shroud has been holding water. This will cause premature deterioration and should be corrected by a qualified professional.



9.3 (Picture 1)

10. CENTRAL AIR CONDITIONING



Heating/Cooling

10.3 CONDENSATION LINE OR PUMP'S CONDITION

Maintenance Repair or Replace

Additional clearance recommended at pictured condensation lines to prevent the lines from becoming clogged. A condensation pit or well may be considered . These are generally eight to 10 inches deep filled half with gravel and are located at condensation line termination points.



10.3 (Picture 2)

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10.3 (Picture 3)



10.3 (Picture 4)

13. PLUMBING



13.0 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Maintenance Repair or Replace

Pictured knob is loose and needs stabilizing to prevent leaks. Repair needed by plumber.

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13.0 (Picture 2)

Pictured plumbing fixture has hot/cold reverse at the control knob. Correction needed. Hot should always be on the left when facing the fixture or indicated by a red symbol.



13.0 (Picture 3)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes 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 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 observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Forrest Anderson

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Home Inspectors of Middle Tennessee, LLC

INVOICE

Home Inspectors of Middle Tennessee LLC 6017 Bethany Blvd. Nashville, TN 37221 O 615-662-8199 M 615-974-7048

Tennessee License #2894
Inspected By: Forrest Anderson

Inspection Date: Invalid DateTime **Report ID:**

Customer Info:	Inspection Property:
Home Buyer	123 Any Street TN
Customer's Real Estate Professional:	

Inspection Fee:

Service Price Amount Sub-Total

Tax \$0.00

Total Price \$0.00

Payment Method: Payment Status:

Note:

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6017 Bethany Blvd. Nashville, TN 37221 O 615-662-8199 M 615-974-7048 Tennessee License #2894

Report Attachments

Maintenance Advice

Radon Results

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