



A+ Residential Inspection Services

A member of the Integrity Inspection Group, LLC
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Cookeville TN 38501
931-520-1700
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Address:

July 1, 2009

RE: 1313 Some St
Somewhere, TN 38505



Dear Agents:

At the request of , a visual inspection of the above referenced property was conducted on . An earnest effort was made on the clients behalf to discover all visible defects. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary **"IS NOT"** the entire report. The complete report may include additional information of concern to the client. It is recommended that the client and concerned parties read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting a real estate agent or attorney.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions at 931.520.1700.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Professionals.

A+ Residential Inspection Services - Exterior

Grading & Drainage

2.4 Drainage Mode

1. Grading and drainage is negative or neutral adjacent to the house and should be corrected to prevent potential water intrusion.



House Wall Finish

2.6 House Wall Finish Observations

2. The house wall finish is in acceptable condition.

Portions of the columns need typical maintenance.



Exterior Components

2.12 Balconies Guardrails etc

3. The support underneath the hot tub is sitting on a stepping stone that is cracked.



2.15 Windows

4. The window-trim needs maintenance-type service, and particularly that on the south facing side that is exposed to direct sunlight.



2.17 Outlets

5. An outlet in the rear of the house needs to be secured to the house to prevent it from moving.



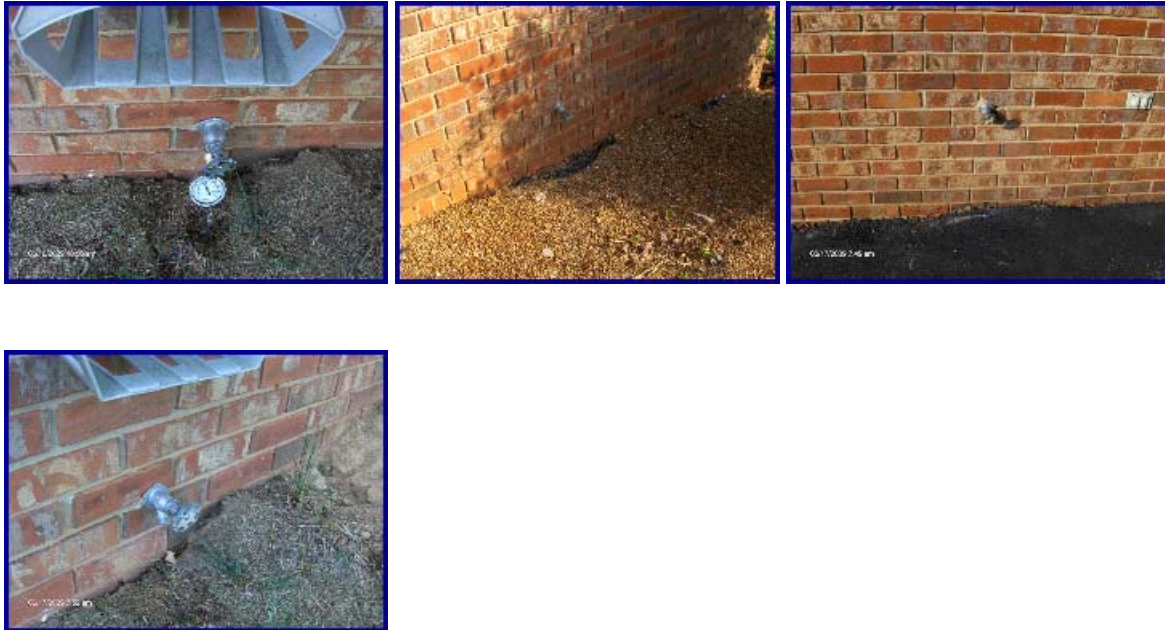
2.19 Dryer Vent

6. Excessive lint should be removed from vent to improve efficiency and to prevent fires.



2.20 Exterior Water Faucet

7. All three water faucets are leaking at the stem and should be repaired or replaced.



A+ Residential Inspection Services - Attic

Primary Attic
4.5 Electrical

8. There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



4.6 Heat Vents

9. The heat vents appear to have been covered by the roof sheathing.



A+ Residential Inspection Services - Roof

Composition Shingle Roof

5.1 General Comments

10. The satellite cable runs across the roof, which is never recommended.



5.6 Gutters & Drainage

11. The roof needs to be cleaned and any foliage trimmed away to facilitate drainage.

Some gutter extensions need maintenance.



A+ Residential Inspection Services - Plumbing

Waste & Drainage Systems

7.15 Drain Waste & Vent Pipes

12. Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

The lift pump for the bathroom in the basement is not functioning properly. There was evidence of leaking water from the vicinity and should be further evaluated by a qualified professional.



A+ Residential Inspection Services - Living Rooms

Breakfast Room

9.13 Window or Windows

13. The window or windows are double pane.
The window sill is loose and will need maintenance.



Den

9.23 Window or Windows

14. The window or windows are double pane.
The window sill is loose and will need maintenance.



Family Room

9.41 Window or Windows

15. The window or windows are double pane.
The window sill is loose and will need maintenance.



A+ Residential Inspection Services - Kitchen

Kitchen

10.7 Outlets

16. GFCI Outlets, The ground-fault outlets are not operating correctly. The outlets should have the ground fault plugs replaced. Operational ground fault plugs mandated by current standards and are an important safety feature.



10.11 Faucet

17. The faucet handle needs to be secured.

The hand sprayer is not functioning properly and needs maintenance.



10.16 Dishwasher

18. Brand: Whirlpool
Model: DU8750XT-1

Serial: FX 13 19294

Dishwasher not properly installed and needs adjusted to fit the opening correctly.



A+ Residential Inspection Services - Bedrooms

Master Bedroom

13.7 Window or Windows

19. The window or windows are double pane.
The window sill is loose and will need maintenance.
The window or windows allow egress.



13.8 Closet or Closets

20. The globe in the closet is missing.



A+ Residential Inspection Services - Bathrooms

Powder Room

14.11 Sink Area

21. Countertop: There is a separation between the sink and the countertop, which should be sealed to forestall moisture damage.

14.12 Toilet / Bidet

22. Toilet: The toilet is loose, and should be secured.



Master Bathroom

14.15 Door or Doors

23. The interior door rubs and needs to be serviced to work smoothly.



14.26 Toilet / Bidet

24. Toilet: The toilet is loose, and should be secured.



Guest Bathroom 1

14.40 Sink Area

25. Countertop: There is a separation between the sink and the countertop, which should be sealed to forestall moisture damage.



Guest Bathroom 2

14.49 Window or Windows

26. The window or windows are double pane.

The window sill is loose and will need maintenance to work properly.



14.53 Sink Area

27. Countertop: There is separation between the sink and the countertop, which should be sealed to forestall moisture damage.



Guest Bathroom 3

14.67 Sink Area

28. Countertop: There is a separation between the sink and the countertop, which should be sealed to forestall moisture damage.



14.68 Toilet / Bidet

29. Toilet: The toilet is loose, and should be secured.

14.69 Exhaust Fan

30. The exhaust vents improperly into the garage and should be vented to the exterior.



A+ Residential Inspection Services - Garage

Garage

15.5 Electrical

31. There are open electrical junction boxes, which should be sealed to contain any arcing or sparking that might occur.



15.12 Automatic Opener

32. One of the garage automatic openers need service to work properly.

The other opener is not equipped with infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature.



Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting The Integrity Inspection Group to do your inspection. If you have any questions regarding the inspection report or the property, please feel free to call us at 931.520.1700.

Sincerely,

Lem McSpadden
The Integrity Inspection Group