

Summary



— MIDSOUTH —

AmeriSpec MidSouth

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Customer
You

Address
123 Sample St
Germantown TN 38139

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, 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 or efficiency 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.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

(1) Moisture damaged wood observed at various locations. The extent of damage could not be determined without destructive analysis (maintenance and/or repairs should be performed).

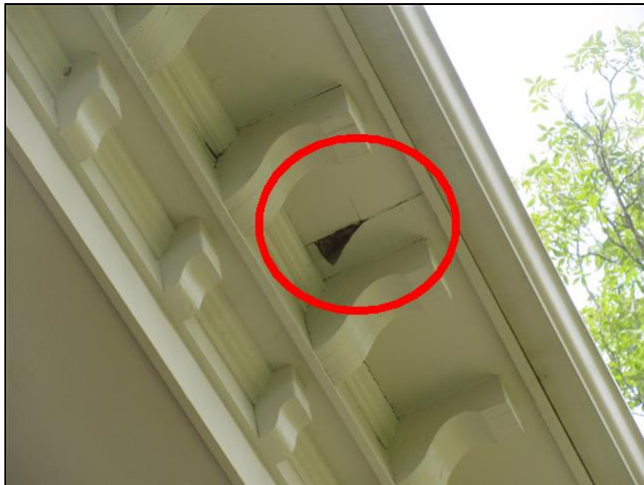
The wood trim needs primer and paint at various locations. I recommend a qualified contractor correct as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture) Damaged



2.0 Item 3(Picture) Damaged



2.0 Item 4(Picture)



2.0 Item 5(Picture) Flaking Paint



2.0 Item 6(Picture)



2.0 Item 7(Picture) Damaged



2.0 Item 8(Picture) Flaking Paint



2.0 Item 9(Picture)



2.0 Item 10(Picture)

(2) Recommend adding caulk/paint to end joints of siding where necessary to prevent water penetration/deterioration.



2.0 Item 11(Picture)



2.0 Item 12(Picture)



2.0 Item 13(Picture)



2.0 Item 14(Picture)

3. Garage

3.2 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Repair or Replace

(1) The electric eyes are mounted too far above the floor to protect small children, pets, or property as intended by the manufacturer. We recommend lowering the eyes to within 6-8 inches of the floor or manufactures specifications.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

(2) The force activated safety reverse did not respond to test. This garage door opener is to be equipped with dual safety reverse devices, one of which did not operate when tested at the time of inspection. Recommend review for repair or adjustment, as necessary.



3.2 Item 3(Picture)

5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

The toilet bowl is loose at floor anchor bolts in the first floor hall half bathroom. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly re-sealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.



5.0 Item 1(Picture)

5.1 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

(1) Damaged emergency pan observed at the hot water heater located in the laundry room. Recommend repair/replacement for proper operation.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

(2) In the inspectors opinion the water heater in the laundry room could be near the end of its useful life due to its age. Recommend review by a licensed plumber for repair or replacement, as necessary.



5.1 Item 3(Picture)

6. Electrical System

6.0 Location of Main and Distribution Panels

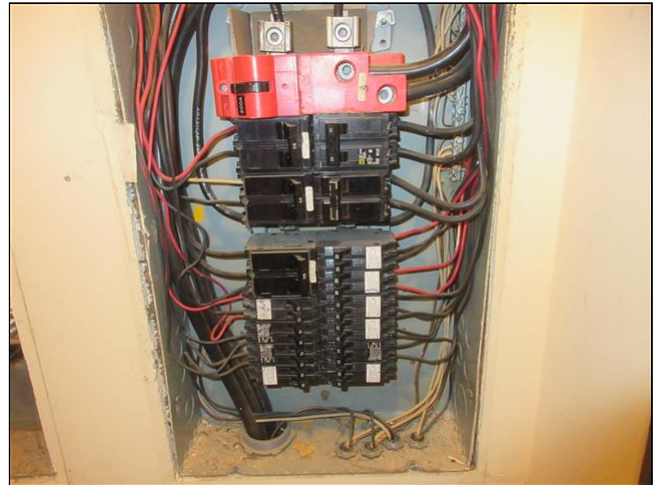
Inspected

The main electrical panel is located along the right side wall of the kitchen pantry. The protective cover was removed for this photo and a more thorough inspection.

Recommend missing electrical panel screws be replaced for safety.



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)



6.0 Item 4(Picture)

6.1 Connected Devices and Fixtures (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)

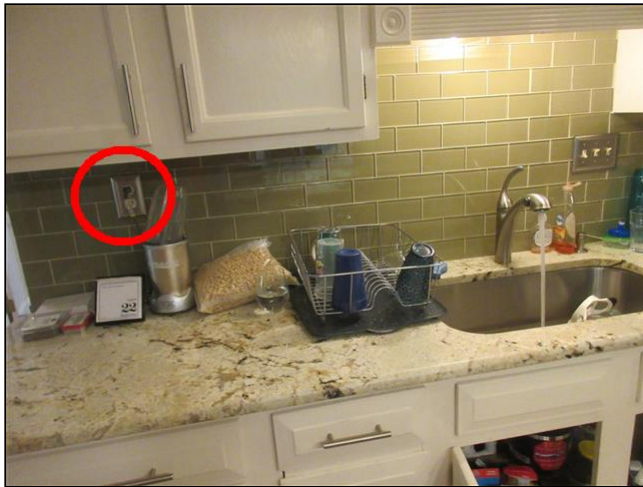
Repair or Replace

(1) Damaged doorbell observed. Recommend repairs be made for proper operation.



6.1 Item 1(Picture)

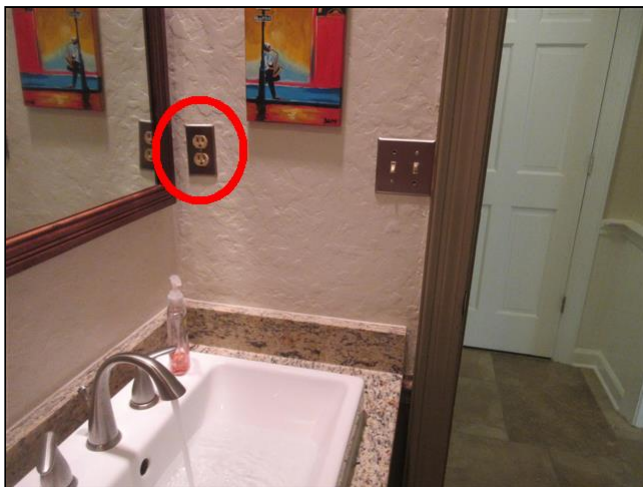
(2) Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with ground fault circuit interrupters (GFCI's) at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.



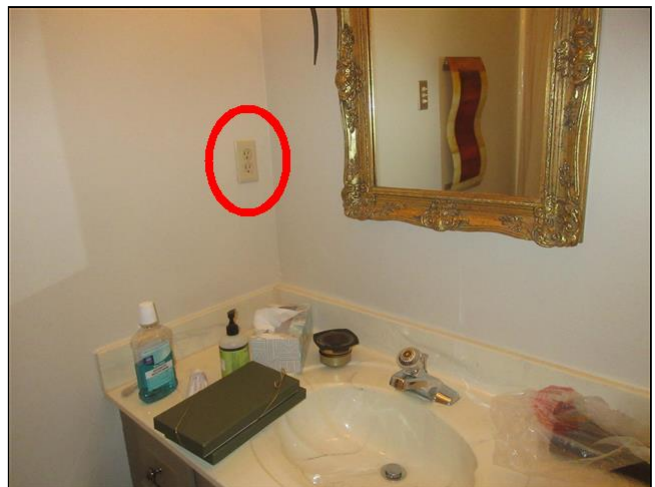
6.1 Item 2(Picture)



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)



6.1 Item 6(Picture)



6.1 Item 7(Picture)



6.1 Item 8(Picture)

(3) Light fixtures in various locations were inoperative at time of inspection. Possible spent bulbs. Suggest client verify fixtures for proper operation prior to closing.



6.1 Item 9(Picture)



6.1 Item 10(Picture)



6.1 Item 11(Picture)



6.1 Item 12(Picture)



6.1 Item 13(Picture)

(4) Damaged light fixtures observed in the kitchen. Recommend repairs be made.



6.1 Item 14(Picture)



6.1 Item 15(Picture)

(5) For the buyers information, the fan/light in the master bathroom appears to operate using a remote control. Recommend obtaining necessary remote controls prior to close.

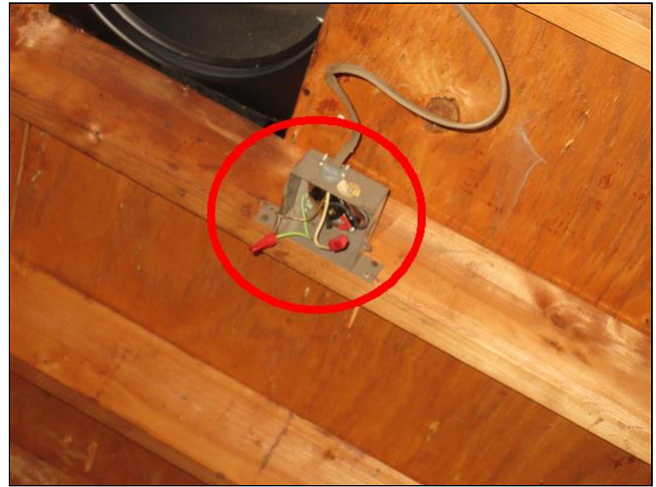


6.1 Item 16(Picture)

(6) Open junction boxes were observed in the attic. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.



6.1 Item 17(Picture)



6.1 Item 18(Picture)

7. Heating / Central Air Conditioning

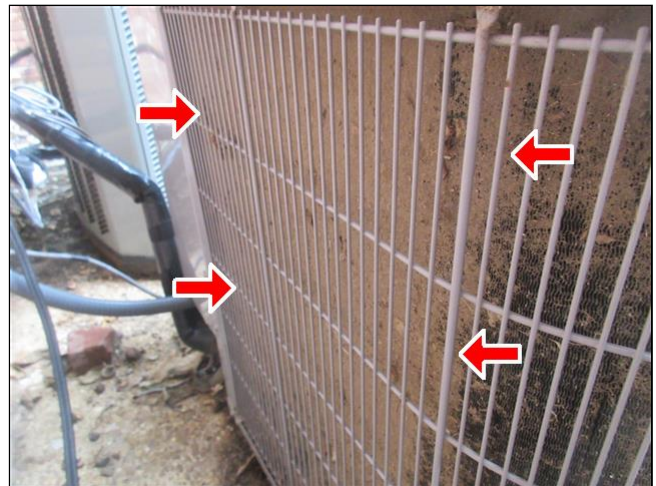
7.3 Cooling and Air Handler Equipment

Repair or Replace

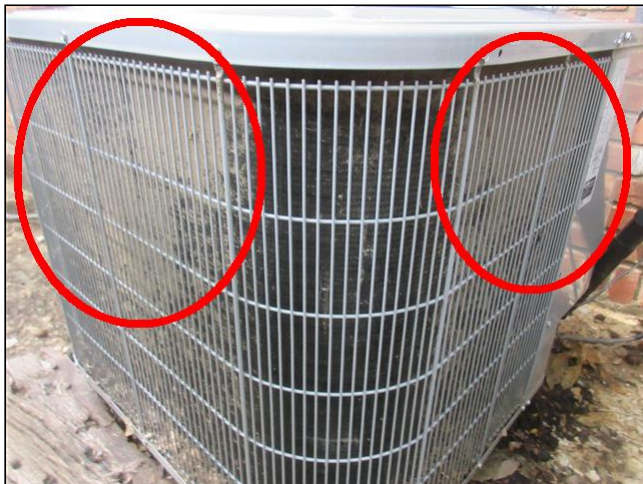
(1) Recommend having the condensing unit cleaned as part of routine maintenance.



7.3 Item 1(Picture)

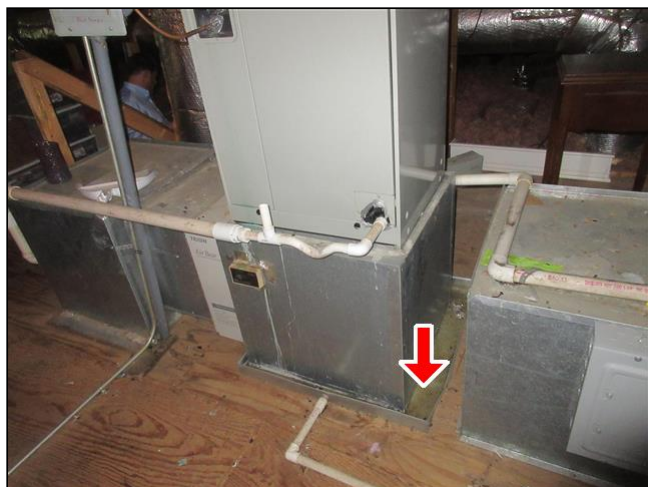


7.3 Item 2(Picture)



7.3 Item 3(Picture)

(2) Water observed in the emergency overflow pan of the HVAC. Recommend further inspection by a licensed HVAC technician for repairs/replacements to be made as necessary.



7.3 Item 4(Picture)



7.3 Item 5(Picture)

9. Built-In Appliances

9.0 Dishwasher

Repair or Replace

The dishwasher drain line needs to be looped upward near the top of the cabinet underside in order to prevent possible contamination of clean dishes which can occur when water from the sink flows into the dishwasher.



9.0 Item 1(Picture)



9.0 Item 2(Picture)

10. Swimming Pools, Equipment and Safety

10.0 Surface Walls and Floor of Pool

Repair or Replace

Recommend sealing pool decking cracks in the future to prevent water penetration.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

10.1 Pumps for Circulation of Water

Repair or Replace

Clogged filter/Leaking Pump observed at the circulating equipment. Recommend repairs be made by a licensed technician for proper operation to prevent deterioration of the unit.



10.1 Item 1(Picture)



10.1 Item 2(Picture)

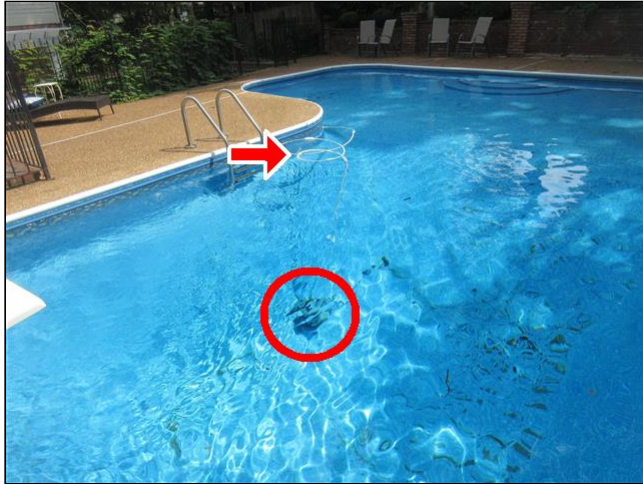


10.1 Item 3(Picture)

10.2 Pumps for Vacuum or Cleaning

Repair or Replace

It appears that there may be an issue with the line of the pool vacuum/cleaner. Recommend repairs be made for proper operation.



10.2 Item 1(Picture)



10.2 Item 2(Picture)

10.3 Is there a depth of at least eight feet to allow for safe diving?**Repair or Replace**

Although it appears to be operating properly, it is recommend to remove the diving board for safety.



10.3 Item 1(Picture)

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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