

A+ Home Inspection Services

"Quality and Service that Make the Grade"

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SUMMARY REPORT

Client:

Inspection Address: 1234 Sample Street, Cookeville, TN 38501

Inspection Date: 3/20/2006 Start: 9:00 am End: 1:00 pm

Inspected by: Lem McSpadden

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of A+ Home Inspection Services and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Site & Other Observations

Renovations & Additions

- The balcony or deck has not been completed

Landscaping Observations

- Open electrical wire in landscape

Exterior Components

Wood & Masonry Decks

- Wood deck has yet to be completed

Guardrails

- There are areas of this property that do not have guardrails which presents a safety hazard

Outlets

- An outlet outside the garage service door is defective and should be replace with ground fault protection

Structural

Basement

Stairs

- The stairs do not have a handrail

Plumbing

Potable Water Supply Pipes

Pressure Regulators

- The pressure exceeds 80psi and a regulator must be installed

Electric Water Heaters

Drain Valve

- Water heater temperature is to high

Waste & Drainage Systems

Private Waste Disposal System

- This property is served by a private waste system that should be evaluated by a specialist

Living

Living Room

Doors

- Exterior door needs lock or needs deck finished to stop falls from the living room

Finished Basement

Stair Components

- There is no handrail on the stairs which is an essential safety feature that should be added

Lights

- There is an open electrical junction box that should be sealed

Bedrooms

1st Guest Bedroom

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Closets

- The closet door needs typical hardware service

3rd Guest Bedroom

Closets

- The closet employs an incandescent light bulb that should have a cover

Smoke Detector

- The smoke detector did not respond and should be serviced

Laundry

Laundry Room

Dryer Vent

- The dryer vents vertically and should be kept free of lint
- The dryer vent is not connected at the crawl space