

Confidential Inspection Report

Prepared by: Accu-Check Home Inspection
2348 Beecham Place North
Cordova, TN 38016
901-383-4333

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ACCU-CHECK HOME INSPECTION

*** PROPERTY ***

INSPECTION

ADDRESS: 8107 North Pole.

INSPECTION

DATE: 12/06/2014.

INSPECTION

NO: 121206-1.

CLIENT NAME: Dirk Digler.

The following report will tell you a great deal about the overall condition of this property based on a visual review the day of the inspection and as outlined in the Inspection Agreement. Please read the entire report. Maintenance/cosmetic considerations may be mentioned but are not within the scope of this inspection. Any items not found in this report were not inspected.

The purpose of this inspection is to identify "MAJOR" problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas which may be of concern to us may not be of concern to the client and some items which may be of concern to the client may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend qualified professionals in that field be called upon to make those repairs and advise client to obtain all paperwork from these professionals concerning the work performed. We further recommend maintaining all paperwork on repairs for future reference.

*** GENERAL CONDITIONS ***

55 INSPECTOR: Jim Prudhomme TN. #302.

56 PARTIES

PRESENT: Buyer, Buyers Agent.

57 HOUSE

OCCUPIED: Occupied (storage of household goods/furniture/personal belongings prevents complete review of some areas).

58 ESTIMATED

AGE: Estimated age of home as given:29.

59 BUILDING

TYPE: Single Family.

60 STORIES: Property is a 2 story structure.

61 WEATHER: Clear. Cold.

EXTERIOR

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation, structural repairs or past/present termite infestation. Probing wood, dismantling etc. for termites or termite damage is beyond the scope of this inspection.

*** CONDITIONS/COMPONENTS ***

101 DRIVEWAY: Concrete.

102 WALKWAYS: Concrete. Sloped noted. Recommend repair.

**103 FENCES/
GATES:**

Wood. Loose latch noted. Broken/loose/missing boards.

104 SIDING:

Brick. Masonite hardboard.

105 TRIM:

Wood. Deterioration noted at: left side and right side rear at drip edge. Rot noted at fascia and soffit at front left corner. Fascia rotted at center rear at second level at roof union. Recommend review/repair as needed.



106 WINDOWS: Type: Wood. Spot deterioration noted at all windows at front. Recommend repair as needed.



107 ELECT: Outlet not weather proofed at pool area. Recommend repair.

- 108 GUTTERS/
DOWNSPT:** Present. Metal. Recommend cleaning on a regular basis. Gutters have negative slope. Recommend adjusting to allow proper drainage. Recommend routing away from foundation to help prevent erosion and water problems at foundation walls.
- 109 HOSEBIBS:** Operated.
- 111 BELL/CHIME:** Serviceable.
- 112 DOORS:** Recommend to seal as needed at the threshold at the rear double door unit. The operable door binds when closed. Recommend repair.
- 113 LOT/GRADE:** Flat lot.
- 114 GAS METER:** Located at: left side.
- 115 EXPOSED
FOUNDTN:** Concrete. Slab on Grade.
- 116 SLAB:** Concrete. Homes built with slabs may have ductwork, pipes (water and/or gas) and electrical running underneath. As it is impossible to determine conditions of these elements, they are specifically excluded from the scope of this report.
- 118 WATER STOP
BOX METER:** Located at: Front yard.
- 119 PROPERTY
ADD:** Addition to the original structure noted at: pool. Per our inspection agreement, verification of building permits is beyond the scope of this inspection. Recommend checking with local code authority if concerned.

We suggest periodically checking concrete/wood and other materials for signs of deterioration. Suggest periodically treating all wood and monitoring drainage around concrete slabs to help prevent deterioration. All exterior grades should allow for surface and roof water to flow away from the foundation.

***** PATIO/PORCH/DECK #1 *****

- 201 TYPE:** Patio. Located at: rear.
- 206 DECKS/
SLABS:** Concrete.

***** PATIO/PORCH/DECK #2 *****

- 201.1 TYPE:** N/A.

ROOF SYSTEM

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. This situation is not normally present during our inspection. Additionally, we recommend all roof repairs/replacement be performed by qualified roofing contractors.

*** CONDITIONS/COMPONENTS ***

- 301 TYPE / MATERIAL:** Sloped. Covering: Composition. Observed from ground and eaves with ladder.
- 302 FLASHING:** Metal. Rubber.
- 303 ROOF CONDITION:** Roof was visually inspected from accessible areas. Roof appears to be a multi layer covering. Normal life span for a roof of this type and material is approximately 15 to 20 years. Roof shows signs of wear, cupping, cracking, curling and loss of granular materials indicating. This indicates roof covering is at the end of its serviceable life. Recommend to replace the roof.

ATTIC AREA

Water stains around roof penetrations such as chimneys, plumbing vents, and heating vents are very common. It is difficult to determine if these stains are active. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness the more resistance to heat loss.

*** CONDITIONS/COMPONENTS ***

- 401 ACCESS:** Located at: Bedroom. Accessed. Weatherstripping missing at small attic access door. Attic walk door binds. Recommend to repair as needed.



- 402 FRAMING:** Serviceable where visible. Rafters.
- 403 SHEATHING:** Waferboard. No H-clips noted. May not have been required when home was built.
- 404 EVID.OF MOIST:** Staining noted.

405 INSULATION: Blown in. Where visible approximate thickness is: 6-8 inches.

406

VENTILATION: Vents: gable vents, soffit vents.

407 ELECTRICAL: Household wiring present. Most covered with insulation. Serviceable.

408 HVAC DUCTS: Present.

GARAGE - CARPORT

Attached garages should be separated from common walls of the house by a proper fire wall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage.

A self closer on the fire door between the garage and the house is an additional safety precaution. It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important where children are present). Some older homes may not have these safety reverse devices present, these may not have been required when the home was built. Buyer may wish to consider upgrading if not already present.

***** CONDITIONS/COMPONENTS *****

501 LOCATION: Attached.

502 EXTERIOR MATERIAL: See Item #104.

503: EXTERIOR COND: See Item #104.

504 ROOF CONDITION: See Roof Report.

505 FLOOR/SLAB: Concrete. Limited review due to debris.



506 GARAGE DOORS: Metal.

507 DOOR OPENER: Door operated: Yes. Safety reverse; not operational. Note: All overhead doors should have fully operational auto-reverse function for safety.

- 511 FIRE WALL:** Appears intact.
513 CEILING: Serviceable.
514 ELECTRICAL: Serviceable.

LAUNDRY COMPONENTS

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

*** CONDITIONS/COMPONENTS ***

- 601 LOCATION:** Service area main floor.
602 FLOORS: Serviceable.
603 WALLS: Serviceable.
604 CEILINGS: Serviceable.
605 DOORS: Serviceable.
609 ELECTRICAL: Serviceable.
**610 WASHER
 HOOKUP:** We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Present.
**611 DRYER
 HOOKUP:** Electric 220 volt.
**612 HEAT
 SOURCE:** Present.

FIREPLACE/CHIMNEY

Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests.

Due to factors such as cleanliness, offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

*** CONDITIONS/COMPONENTS ***

- 651 CHIMNEY:** Present. Brick.
**652 CHIMNEY
 COND:** Rain cap installed.
**653 FIREPLACE
 LOC:** Location: Living room.

654 FIREPLACE**COND:** Serviceable.**MAJOR SYSTEMS**

Our evaluation of major systems is both visual and functional provided power and fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore we can only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. Some homes will contain older systems/units and we cannot determine the remaining life expectancies. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. The local fuel provider is the final authority for all gas appliances, therefore, we recommend that a safety inspection be performed by your local utility company. Normal service, cleaning and maintenance is recommended on a yearly basis.

***** HEATING CONDITIONS *******801 FURNACE****LOC:** Attic Two units.**802 FURNACE/****OPER:** Not operated:**803 HEATING:** Gas. Forced Air.**804 AIR FILTERS:** Recommend servicing/cleaning filters on a regular basis to ensure proper working order.**805****DISCONNECT:** Gas shut off and electric disconnect provided near this unit.

806 CONDITION: The flue pipe at the rear unit was completely disconnect from the furnace. The flue pipe was open at two locations. This is a significant safety issue. Recommend immediate repair as needed by a licensed HVAC contractor.



**807 ADD FURN
CNTS:**

There is an old AC unit at the back yard.
Recommend to remove.



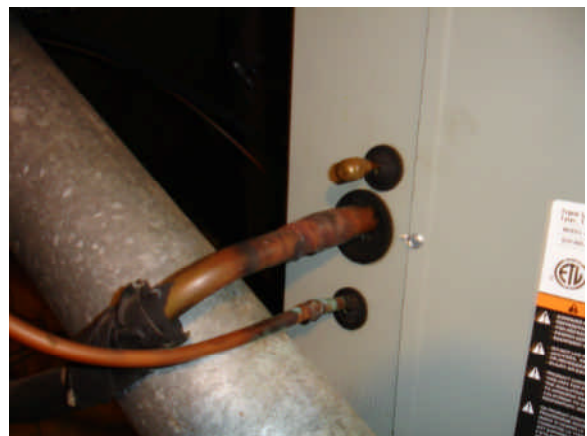
**808 EXHAUST
VENTING:**

Loose/disconnected/negative sloped or poorly fitting vent pipes will allow products of combustion to escape. This is a safety concern. Recommend review/repair by HVAC contractor.



810 DUCTING:

Intact where visible. Recommend to replace the missing freon line insulation at the attic area.



***** A/C CONDITIONS *****

901 AIR

COND.TYPE: Not operated. Electric. Condenser located at: right side of home.

902 MAIN

DISCONNECT: Main disconnect noted.

903 TEMP.DIFF/**COND:**

As most manufacturers warn against operating air conditioning units when the outside temperature is under 65 degrees, this unit was not tested. Recommend verifying operation with HVAC contractor when temperature allows. The newer AC unit was overfused at the disconnect box. The max breaker size on the manufacturers plate is 25 amps. Recommend review/repair or replacement by a qualified air conditioning contractor.



PLUMBING SYSTEM/WATER HEATER

Shut off valves and angle stops are not turned or tested during the inspection due to the possibility of leaking. We suggest all shut off valves and angle stops be turned regularly to ensure free movement in case of emergency.

*** PLUMBING CONDITIONS/COMPONENTS ***

1001 PLUMB

SUPPLY: Property has public water supply.

1002 SUPPLY

PIPES: Copper.

1003 PLUMBING

WASTE: Public waste system.

1004 WASTE

PIPES: Type: PVC.

*** WATER HEATER CONDITIONS/COMPONENTS ***

1011 BRAND: Located at: attic.

1012 FUEL/

CAPACITY: 40 Gallons. Electric.

1013 WATER HTR

COND: Cold water shut off present. Temperature relief valve installed as a safety feature.

1014 ADD'L CMTS: Cover plates missing at elements.
Recommend repair as needed by licensed plumber.



ELECTRICAL SYSTEM

NOTE: Ground Fault Interrupters may not have been required when the home was built. We suggest buyer consider upgrading with GFI's at all receptacles near water sources where not already present, such as the kitchen, bathrooms, garage, and exterior outlets to enhance your electrical safety. We recommend these devices be tested monthly.

*** SERVICE/CONDITION ***

1101 SERVICE

LOCAT: The main panel is located at: utility room. The main electrical service is approximately; 200 amps. Volts; 120/240.

1102 SERVICE

COND: Service entrance is: underground. Overload protection provided by: breakers. Single main disconnect, present. Main service entry cable is: copper. General lighting conductor is: copper.

1103

GROUNDING: Main service panel appears to be properly grounded.

SMOKE DETECTOR

Recommend installing smoke detectors on every level of the home. These devices should be tested weekly. If your detector uses batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace the batteries every 6 months to a year, or when the smoke detector chirps, signaling a low battery. It is also recommended you develop and rehearse escape plans in case of fire.

*** LOCATION/CONDITION ***

1111 LOCATION: Located at: All levels.

1112 CONDITION: Smoke detector did not respond to test, recommend repairing or replacing for safety.

INTERIORS

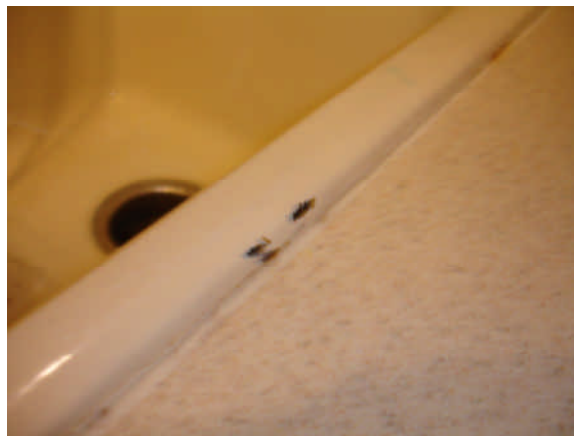
*** ENTRY-#1 ***

1201 FLOORS: Serviceable.
1202 WALLS: Serviceable.
1203 CEILINGS: Serviceable.
1204 DOORS: Serviceable.
1206
ELECTRICIAL: Serviceable.

There is a time period between listing of the property and possession by the purchaser that varies greatly. Seals, gaskets and hoses can become dried out or brittle when left unoperated over a period of time. Recommend operating all appliances, plumbing, sinks and toilets at final walk through.

*** KITCHEN ***

1301 FLOORS: Serviceable.
1302 WALLS: Serviceable.
1303 CEILINGS: Serviceable.
1304 DOORS: Serviceable.
1305 WINDOWS: Serviceable.
1306 CABINETS: Serviceable.
1307 COUNTER
TOPS: Serviceable.
1308
ELECTRICAL: Serviceable.
1309 SINK: Chipped. Recommend to repair as needed.



1310 FAUCETS: Serviceable.
1311 SERVICE/
DRAIN: Serviceable. No leakage noted at time of inspection.
1312 DISPOSAL: Serviceable.

1313

DISHWASHER: Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these components. If unit is operable and power is supplied, our inspection is limited to operating the unit on the normal wash cycle only. Therefore, it is advisable to operate this unit prior to closing. No high loop in the dishwasher drain line. This is installed to keep water from flowing into the dishwasher when disposal backs up. Recommend to repair.



1314 STOVE/

COOKTOP: Serviceable.

1315 OVEN: Serviceable.

1316 HOOD/FAN: Fan/Hood not operational. Recommend repair.

1318 HEAT

SOURCE: Present.

*** DINING ROOM ***

1401 LOCATION: Located at: 1st level, front.

1402 FLOORS: Serviceable.

1403 WALLS: Serviceable.

1404 CEILINGS: Serviceable.

1406 WINDOWS: Serviceable.

1407

ELECTRICIAL: Serviceable.

1408 HEAT

SOURCE: Present.

*** LIVING ROOM ***

1501 LOCATION: Located at: 1st level, right hand side.

1502 FLOORS: Serviceable.

1503 WALLS: Serviceable.

1504 CEILINGS: Serviceable.

1505 DOORS: Serviceable.

1506 WINDOWS: Wood rot noted at front window.
Recommend review/repair as needed.



1507
ELECTRICIAL: Serviceable.

1508 HEAT
SOURCE: Present.

*** FAMILY ROOM ***

1601 LOCATION: Located at: 2nd level, left hand side.

1602 FLOORS: Serviceable.

1603 WALLS: Serviceable.

1604 CEILINGS: Serviceable.

1605 DOORS: Serviceable.

1606 WINDOWS: Serviceable.

1607
ELECTRICIAL: Serviceable.

1608 HEAT
SOURCE: Present.

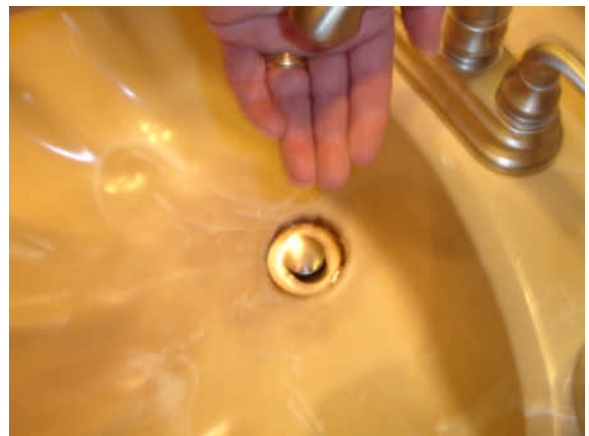
BATHROOM AREAS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. We can only inspect what we can see. Shower heads/faucets and drain stoppers, as with most mechanical fixtures will require repair/replacement at some point in time and we cannot predict future failure of these items.

*** BATH-#1 CONDITION ***

2201.1 BATH
LOCAT: 1st level. Hall.

- 2202.1 FLOORS: Serviceable.
- 2203.1 WALLS: Serviceable.
- 2204.1 CEILINGS: Serviceable.
- 2205.1 DOORS: Serviceable.
- 2206.1 ELECTRICAL: Serviceable.
- 2207.1 WINDOWS: Serviceable.
- 2209.1 HEAT SOURCE: Present.
- 2217.1 SINK: Serviceable.
- 2218.1 SINK FAUCET: Faucet leaks. Recommend repair.



- 2219.1 SINK STOPPER: Drains slowly. Recommend repair.



- 2220.1 TRAPS/ DRAIN: Serviceable. No leakage noted at time of inspection.
- 2221.1 TOILET: Serviceable. Operated.
- 2222.1 COUNTER/ CABINET: Serviceable.

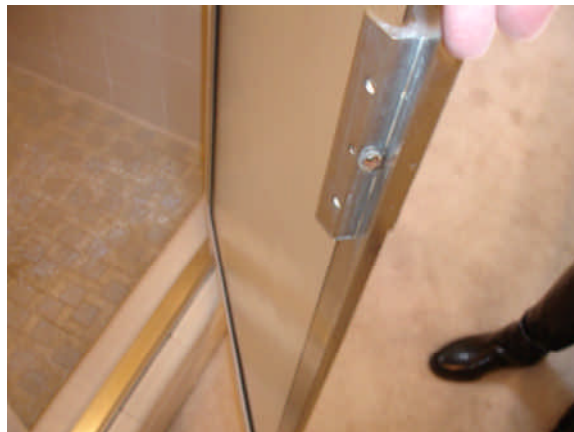
***** BATH-#2 CONDITION *****

- 2201.2 BATH LOCAT:** Master bedroom.
- 2202.2 FLOORS:** Serviceable.
- 2203.2 WALLS:** Serviceable.
- 2204.2 CEILINGS:** Serviceable.
- 2205.2 DOORS:** Serviceable.
- 2206.2 ELECTRICAL:** Serviceable. Ground Fault Interrupter inoperable/missing at whirlpool tub at time of inspection. Recommend review/repair as needed by licensed electrician.
- 2207.2 WINDOWS:** Serviceable.
- 2209.2 HEAT SOURCE:** Present.
- 2210.2 TUB/SURROUND:** Serviceable.
- 2212.2 TUB FAUCET:** Serviceable. Operated. Functional water flow noted.
- 2213.2 TUB STOPPER:** Serviceable.
- 2214.2 SHOWER/SURROUND:** Recommend caulking/sealing.



2215.2 SHOWER

DOOR: Door latch inoperable. Recommend repair.



2216.2 SHOWER

FAUCET: Serviceable. Operated. Functional water flow noted.

2217.2 SINK: Serviceable.

**2218.2 SINK
FAUCET:** Faucet leaks. Recommend repair.

**2219.2 SINK
STOPPER:** Serviceable.

**2220.2 TRAPS/
DRAIN:** Serviceable. No leakage noted at time of inspection.

2221.2 TOILET: Serviceable. Operated.

**2222.2 COUNTER/
CABINET:** Serviceable.

2223.2 SPA/TUB: Air valve inoperable. Recommend repair as needed by licensed plumber.



***** BATH-#3 CONDITION *****

2201.3 BATH

LOCAT: 2nd level. Hall.

2202.3 FLOORS: Serviceable.

2203.3 WALLS: Serviceable.

2204.3 CEILINGS: Serviceable.
2205.3 DOORS: Serviceable.
2206.3 ELECTRICAL: Serviceable.
2207.3 WINDOWS: Serviceable.
2209.3 HEAT SOURCE: Present.
2210.3 TUB/SURROUND: Recommend caulking/sealing. Recommend repair.
2212.3 TUB FAUCET: Serviceable. Operated. Functional water flow noted.
2213.3 TUB STOPPER: Drains slowly. Recommend repair.
2216.3 SHOWER FAUCET: Serviceable. Operated. Functional water flow noted.
2217.3 SINK: Serviceable.
2218.3 SINK FAUCET: Faucet leaks. Recommend review/repair as needed.
2219.3 SINK STOPPER: Serviceable.
2220.3 TRAPS/DRAIN: Serviceable. No leakage noted at time of inspection.
2221.3 TOILET: Serviceable. Operated.
2222.3 COUNTER/CABINET: Serviceable.

BEDROOM(S)

***** BEDROOM-#1 CONDITIONS *****

2301.1 LOCATION: Located at: 2nd level, right hand side, front.
2302.1 FLOORS: Serviceable.
2303.1 WALLS: Serviceable.
2304.1 CEILINGS: Serviceable.
2305.1 DOORS: Serviceable.
2306.1 WINDOWS: Serviceable.
2307.1 ELECTRICAL: Serviceable.
2308.1 CLOSET: Serviceable.
2309.1 HEAT SOURCE: Present.

***** BEDROOM-#2 CONDITIONS *****

2301.2 LOCATION: Located at: 2nd level, center, front.

2302.2 FLOORS: Serviceable.

2303.2 WALLS: Serviceable.

2304.2 CEILINGS: Serviceable.

2305.2 DOORS: Serviceable.

2306.2 WINDOWS: Serviceable.

2307.2

ELECTRICAL: Serviceable.

2308.2 CLOSET: Serviceable.

**2309.2 HEAT
SOURCE:** Present.

***** BEDROOM-#3 CONDITIONS *****

2301.3 LOCATION: Located at: 2nd level, center, rear.

2302.3 FLOORS: Serviceable.

2303.3 WALLS: Serviceable.

2304.3 CEILINGS: Serviceable.

2305.3 DOORS: Serviceable.

2306.3 WINDOWS: Serviceable.

2307.3

ELECTRICAL: Fan inoperable at low speed setting. Recommend review/repair as needed by licensed electrician.

2308.3 CLOSET: Serviceable.

**2309.3 HEAT
SOURCE:** Present.

**Accu-Check
Home Inspection
901.383.4333**

SUMMARY - SIGNIFICANT ITEMS

12/06/2014
8107 N Pole
Client: Dirk Digler

Each of the items listed in the attached summary in the inspectors opinion, will likely require further evaluation and repair by licensed or professional tradesperson.

This inspection report reflects the "visual" conditions of the property at the time of the inspection only. Hidden or concealed defects and maintenance items cannot be included in this summary report. Please take time to review the limitations contained in the inspection agreement. This "Summary Report" is provided as a convenience. ***To help determine items which may be of concern to you or that you may wish repaired prior to purchase, we strongly urge you to read the entire report and consult with your real estate agent, attorney or representative.***

EXTERIOR

*** CONDITIONS/COMPONENTS ***

105 TRIM:

Wood. Deterioration noted at: left side and right side rear at drip edge. Rot noted at fascia and soffit at front left corner. Fascia rotted at center rear at second level at roof union. Recommend review/repair as needed.

106 WINDOWS:

Spot deterioration noted at all windows at front. Recommend repair as needed.

107 ELECT:

Outlet not weather proofed at pool area. Recommend repair.

112 DOORS:

Recommend to seal as needed at the threshold at the rear double door unit. The operable door binds when closed. Recommend repair.

ROOF SYSTEM

*** CONDITIONS/COMPONENTS ***

303 ROOF CONDITION:

Roof shows signs of wear, cracking, curling and loss of granular materials. This indicates roof covering is at the end of its serviceable life. Recommend to replace the roof.

GARAGE - CARPORT

*** CONDITIONS/COMPONENTS ***

507 DOOR OPENER:

Door operated: Yes. Safety reverse; not operational. Note: All overhead doors should have fully operational auto-reverse function for safety.

MAJOR SYSTEMS

*** HEATING CONDITIONS ***

806 CONDITION:

The flue pipe at the rear unit was completely disconnect from the furnace. The flue pipe was open at two locations. This is a significant safety issue. Recommend immediate repair as needed by a licensed HVAC contractor.

807 ADD FURN CNTS:

There is an old AC unit at the back yard. Recommend to remove.

808 EXHAUST VENTING:

Loose/disconnected/negative sloped or poorly fitting vent pipes will allow products of combustion to escape. This is a safety concern. Recommend review/repair by HVAC contractor.

810 DUCTING:

Recommend to replace the missing freon line insulation at the attic area.

PLUMBING SYSTEM/WATER HEATER

*** WATER HEATER CONDITIONS/COMPONENTS ***

1014 ADD'L CMTS:

Cover plates missing at elements. Recommend repair as needed by licensed plumber.

SMOKE DETECTOR

*** LOCATION/CONDITION ***

1112 CONDITION:

Smoke detector did not respond to test, recommend repairing or replacing for safety.

INTERIORS

*** KITCHEN ***

1313 DISHWASHER:

No high loop in the dishwasher drain line. This is installed to keep water from flowing into the dishwasher when disposal backs up. Recommend to repair.

1316 HOOD/FAN:

Fan/Hood not operational. Recommend repair.

*** LIVING ROOM ***

1506 WINDOWS:

Wood rot noted at front window. Recommend review/repair as needed.

BATHROOM AREAS

*** BATH-#1 CONDITION ***

2201.1 BATH LOCAT:

1st level. Hall.

2218.1 SINK FAUCET:

Faucet leaks. Recommend repair.

2219.1 SINK STOPPER:

Drains slowly. Recommend repair.

*** BATH-#2 CONDITION ***

2201.2 BATH LOCAT:

Master bedroom.

2206.2 ELECTRICAL:

Ground Fault Interrupter inoperable/missing at whirlpool tub at time of inspection. Recommend review/repair as needed by licensed electrician.

2214.2 SHOWER/SURROUND:

Recommend caulking/sealing.

2215.2 SHOWER DOOR:

Door latch inoperable. Recommend repair.

2218.2 SINK FAUCET:

Faucet leaks. Recommend repair.

2223.2 SPA/TUB:

Air valve inoperable. Recommend repair as needed by licensed plumber.

*** BATH-#3 CONDITION ***

2201.3 BATH LOCAT:

2nd level. Hall.

2210.3 TUB/SURROUND:

Recommend caulking/sealing. Recommend repair.

2213.3 TUB STOPPER:

Drains slowly. Recommend repair.

2218.3 SINK FAUCET:

Faucet leaks. Recommend review/repair as needed.

BEDROOM(S)

*** BEDROOM-#3 CONDITIONS ***

2301.3 LOCATION:

Located at: 2nd level, center, rear.

2307.3 ELECTRICAL:

Fan inoperable at low speed setting. Recommend review/repair as needed by licensed electrician.

POOL/HOT TUB & EQUIPMENT

EQUIPMENT/AREA/CONDITIONS

2501 DECKING:

The pool was not inspected.

We urge the you to operate and review all systems and components prior to closing. Additionally you will find a "***Final Walk Through Checklist***" in your binder, we advise you to fill this form out as you complete your final walk through. Call immediately with any questions concerning the condition of any items that have changed since the inspection. Thank you for selecting our firm to perform your home inspection. If you have any questions regarding the inspection report or the home, please call us immediately - 901.383.4333.

Sincerely,

Accu-Check

901.383.4333

Accu-Check

Home Inspection Service

901.383.4333

SUMMARY - MAINTENANCE ITEMS

12/06/2014

8107 N Pole

Client: Dirk Digler

This inspection report reflects the "visual" conditions of the property at the time of the inspection only. The items listed are also noted in the full report which will follow and should receive eventual attention, but none of them affect the habitability of the house. The majority of those items are the result of normal wear and tear. Please take time to review the limitations contained in the inspection agreement. This "Summary Report" is provided as a convenience. ***To help determine items which may be of concern to you or that you may wish repaired prior to purchase, we strongly urge you to read the entire report and consult with your real estate agent, attorney or representative.***

EXTERIOR

*** CONDITIONS/COMPONENTS ***

102 WALKWAYS:

Concrete. Slope noted. Recommend repair.

103 FENCES/GATES:

Wood. Loose latch noted. Broken/loose/missing boards.

108 GUTTERS/DOWNSPT:

Present. Metal. Recommend cleaning on a regular basis. Gutters have negative slope. Recommend adjusting to allow proper drainage. Recommend routing away from foundation to help prevent erosion and water problems at foundation walls.

ATTIC AREA

*** CONDITIONS/COMPONENTS ***

401 ACCESS:

Located at: Bedroom. Accessed. Weatherstripping missing at small attic access door. Attic walk door binds. Recommend to repair as needed.

INTERIORS

*** KITCHEN ***

1309 SINK:

Chipped. Recommend to repair as needed.

We urge the you to operate and review all systems and components prior to closing. Additionally you will find a ***"Final Walk Through Checklist"*** in your binder, we advise you to fill this form out as you complete your final walk through. Call immediately with any questions concerning the condition of any items that have changed since the inspection. Thank you for selecting our firm to perform your home inspection. If you have any questions regarding the inspection report or the home, please call us immediately - 901.383.4333.

Sincerely,

Accu-Check Home Inspection

901.383.4333