



**Inspection Address:**

Clarksville, TN

**Prepared By:**

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**Inspector:**

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## Report Overview



## The House In Perspective

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Here are the conclusions of my inspection. The general scope of our inspection is to identify existing problems that would affect a typical buying or selling decision. The detail scope of the inspection can be noted on the inspection agreement. We strive to add significantly to your knowledge of the home, within the scope of the inspection. We will not tell you everything about the property, but our report will put you in a much better position to make your decision.

## CONVENTIONS USED IN THIS REPORT

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The following conventions have been used in this report:

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

**Deferred Cost:** *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Improvements" are not essential repairs, but represent logical long term improvements.



# Improvement Recommendation Highlights

## SUMMARY REPORT

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### 1. MAJOR CONCERNS:

No major issues

### 2. SAFETY ISSUES:

**Smoke detectors:** *We recommend changing batteries when you first move into a home. Also checking for the type of smoke detector you have. There are advance technology type units on the market that are faster and better at detecting heat instead of only smoke. In addition, adding carbon monoxide detection when you have a gas system or components is an important life-saving safety feature.*

A. A railing should be installed on right side of front porch for safety



B. Missing smoke detector on ceiling in unfinished basement





### 3. REPAIR ITEMS:

#### Exterior:

A. Holes for condenser pipes on left side of house should be sealed



B. Recommend sealing gaps and cracks along siding on all sides of house





C. Gap between concrete landing and brick siding at back right corner of house should be sealed



D. Siding was loose near top of stairs to back deck



E. Popped nails on handrail of back deck should be properly secured



F. Nail securing railing to post on right side of back deck should be secured





## G. Missing drain pan under downspout at back left corner



## Windows:

A. Lower sash rail on right side in dining room near kitchen countertop was disconnected

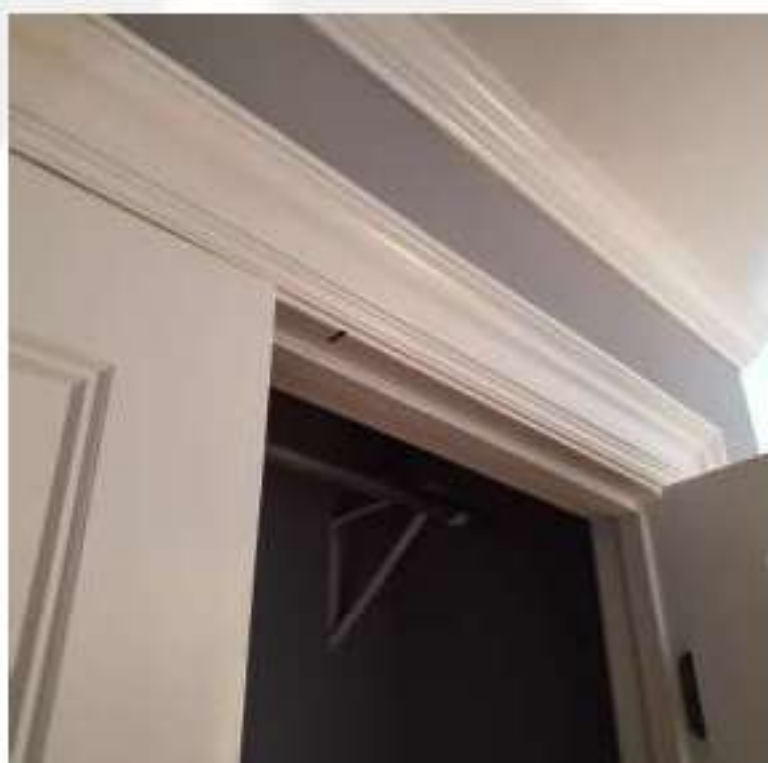


## Doors:

A. Door to laundry room would not latch and should be adjusted

B. Missing door stops throughout house

C. Missing latch hardware for closet doors in front right bedroom on second floor

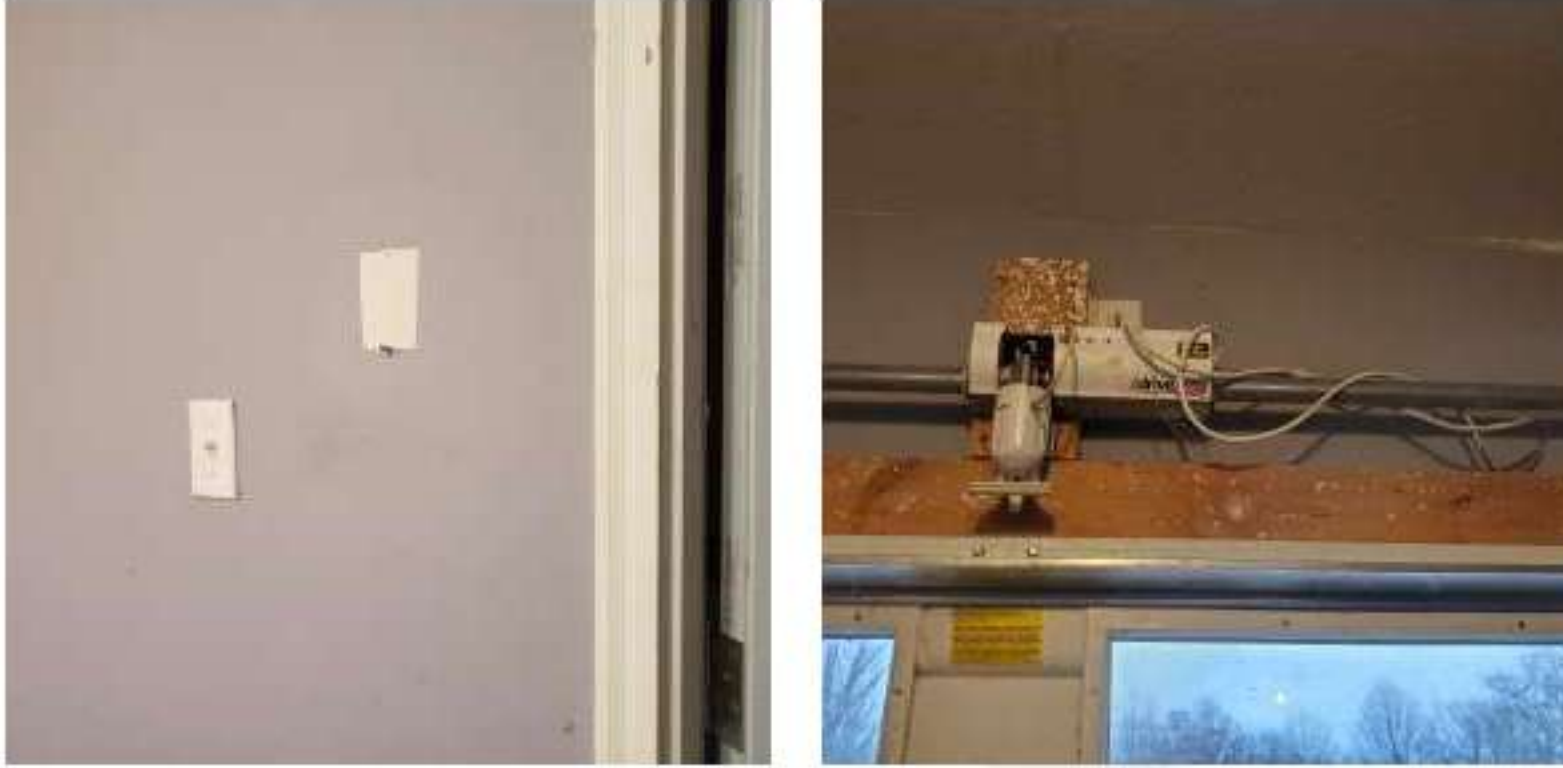




D. Missing latch hardware for closet doors in front left bedroom on second floor

E. Door to garage in basement would not latch and should be adjusted

F. Control for garage door was missing. Garage door could not be tested at time of inspection



G. Strike plate for deadbolt to garage door in basement was missing



### Interior:

A. Floor planks were raised in corner of dining room. This can occur when during installation, they do not leave adequate room between flooring and walls for slight movement over time





**B. Recommend sealing unused dryer duct hole in floor of laundry room**



**C. Recommend sealing hole in floor from wood knot near hallway bathroom on first floor**



**Kitchens:**

**A. Cabinet under kitchen sink was damaged from previous moisture leaks. Area was dry at time of inspection**



**B. Gaps along countertop near sink in kitchen should be sealed to prevent moisture penetration**





C. Front right burner on range would not turn on during testing. Recommend further evaluation by a technician



D. Loose grout along corner of bar top in kitchen should be sealed



### **Electrical:**

A. Exterior outlets failed GFCI testing. Recommend further evaluation by a licensed electrician





B. Outlets along backsplash near sink, dishwasher and oven in kitchen failed GFCI testing



C. Outlet on right side of kitchen sink was reversed polarized (hot and neutral reversed)



D. Outlets along countertop on left side of kitchen were not GFCI protected





E. Extension cord was drilled through floor to power microwave on island in kitchen. Extension cords should not be used as permanent electric wiring. Island should be properly secured to floor. Recommend further evaluation by a licensed electrician



F. Ceiling fan light in living room would not turn on (likely bulb issue)

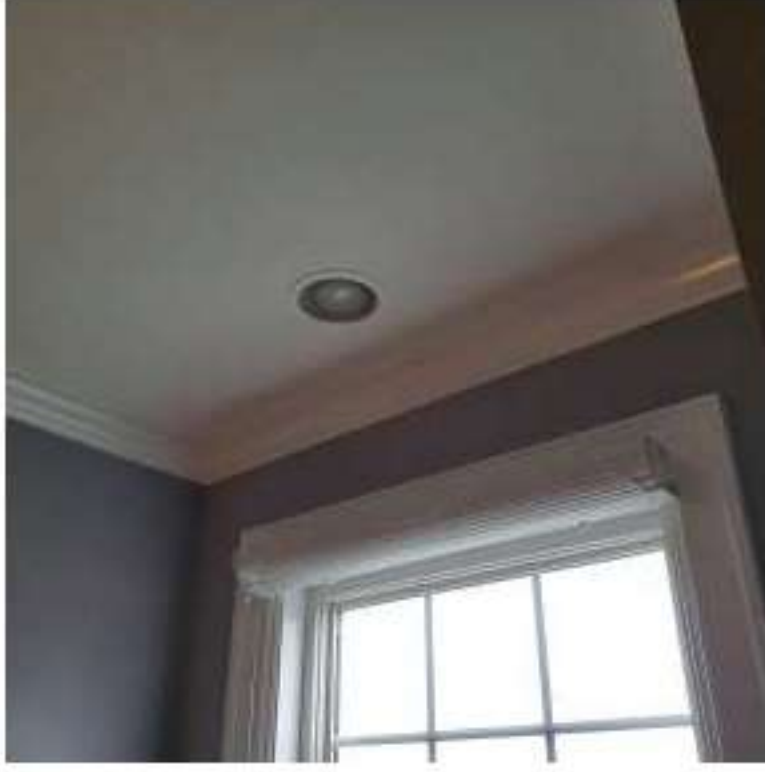


G. Outlet near entrance to room above kitchen was reverse polarized



H. Recessed light near window in front left bedroom on second floor would not turn on (likely bulb issue)





I. Ceiling fan in hallway bathroom on second floor would not turn on during testing



J. Breakers in distribution panels were not labled

### **Plumbing:**

A. Exterior spigot on left side of house was loose and should be properly secured



B. Exterior spigot near garage door on right side of house was Lewis and should be properly secured to siding. Spigot was not functioning at time of inspection

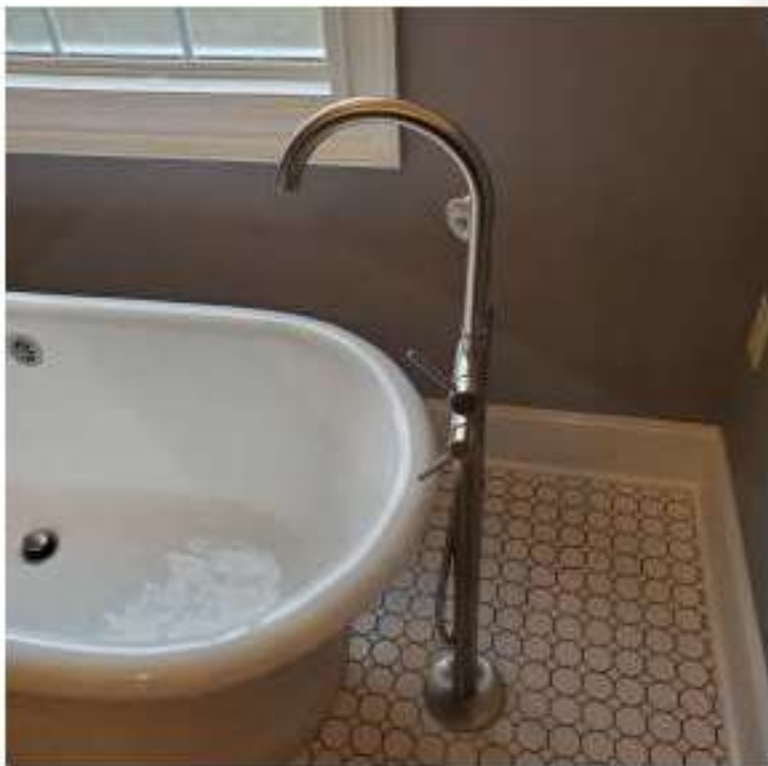




C. Kitchen sink faucet was loose and should be properly secured to counter



D. Faucet for tub in master bathroom would not turn on during testing



E. Missing cover for hot water control on heater in basement



**HVAC:**



A. Insulation around suction line leading to condenser unit on left side of was damaged and should be replaced



B. Return air vent filter was not properly installed in living room on first floor



#### 4. IMPROVEMENT ITEMS:

A. Recommend staining/sealing back deck during dry season to prevent moisture damage to wood



#### 5. ITEMS TO MONITOR:

*Inspection does not warranty any component in the home. We also recommend reading and understanding what the home warranty will*



*cover and their add-on cost. Check with your agent on their recommendation of the most used companies available and why.*

A. HVAC unit in attic manufactured in 2011



B. Hot water heater in basement manufactured in 2012



C. HVAC unit in basement was manufactured in 2011



## 6. DEFERRED COST ITEMS:

No deferred cost items

# Structure

## DESCRIPTION OF STRUCTURE



<b>Foundation:</b>	C. Block
<b>Floor Structure:</b>	Joist
<b>Wall Structure:</b>	Wood
<b>Ceiling Structure:</b>	Joist
<b>Roof Structure:</b>	Rafters

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The home is well built. The structure of the home is in general good condition. No signs of any significant uneven settlement.

### General Comments

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF STRUCTURE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected
- Furniture and/or storage restricted access to some structural components.



- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

# Roofing

## DESCRIPTION OF ROOFING

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The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolong rainfall. Many times, this situation is not present during the inspection. The limitations of the inspector will not require him or her to: perform tasks that place his or her person in danger; Inspector report on accessory items not listed above (I.E. antennas, solar panels, etc.); Estimate the remaining life of roof covering, flashing, caulking materials or other components; handler or disturb materials suspected of containing hazardous materials; describe how the roof was inspected (I.E. from ground, with binoculars, etc.); describe and report areas that could not be inspected (I.E. tops of flat roofs, valleys of compound roof designs, etc.)

<b>Roof Covering:</b>	Metal
<b>Roof Flashings:</b>	Present
<b>Roof Drainage System:</b>	Gutters
<b>Skylights:</b>	None
<b>Method of Inspection:</b>	Viewed from ground & ladder

## ROOFING OBSERVATIONS

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## Positive Attributes

Metal sheeting and flashing were properly installed and roof is in general good condition.

## General Comments

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF ROOFING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

# Exterior



## DESCRIPTION OF EXTERIOR

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Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

<b>Wall Covering:</b>	Cement fiber
<b>Eaves, Soffits, And Fascias:</b>	Vinyl
<b>Exterior Doors:</b>	Wood
<b>Window/Door Frames and Trim:</b>	Single hung sliding glass • Vinyl
<b>Entry Driveways:</b>	Concrete
<b>Porches:</b>	N/A
<b>Decks:</b>	Wood
<b>Steps:</b>	Wood
<b>Railings:</b>	Wood
<b>Surface Drainage:</b>	Graded away from house
<b>Fencing:</b>	Not part of the inspection

## EXTERIOR OBSERVATIONS

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### Positive Attributes



Soffits were properly vented and siding was properly installed. Exterior doors were in good condition. Surface water was adequately directed away from house.

## General Comments

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

# Electrical

## DESCRIPTION OF ELECTRICAL

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Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem.

Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested according the manufactures recommendations. The limitations of the inspector will not require him or her to: Insert any tool, probe or testing device into the main or sub-panels; activate electrical system or branch circuits that are not energized; operate overload protection devices except GFCI breakers; test GFCI breakers that are not connected to a wall outlet; move objects to gain access to electrical outlets or panels; inspect equipment that is not readily accessible, nor dismantle equipment or component; test all switches, receptacles, or fixtures, not to remove switch or receptacle; operate a smoke detector by any means other than supplied by the manufacture.

<b>Size of Electrical Service:</b>	120/240 Volt Main Service - Service Size: 200 Amp
<b>Service Drop:</b>	Below ground
<b>Service Entrance Conductors:</b>	Aluminum
<b>Main Disconnects:</b>	Breakers • Main Service Rating 400 Amps
<b>Service Grounding:</b>	Copper
<b>Overcurrent Protection:</b>	Breakers • Panel Rating: 200 Amp(x2)
<b>Main Breaker Location:</b>	Basement
<b>Distribution Wiring:</b>	Copper
<b>Switches &amp; Receptacles:</b>	Grounded



<b>Ground Fault Circuit</b>	<b>Yes</b>
<b>Interrupters:</b>	
<b>Smoke Detectors:</b>	<b>Yes</b>

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The electrical panels were well arranged. All visible wiring within the home is copper. This is a good quality electrical conductor. A 400-amp service is appropriate for a home of this size.

### General Comments

Several issues with electric system should be evaluated by a licensed electrician.

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF ELECTRICAL INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.



- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Inspector is not required to:

- Insert any tool, probe or testing device into the main or sub-panel.
- Activate electrical system or branch circuits that are not energized.
- Test GFCI breakers that are not connected to a wall outlet.
- Inspect equipment that is not readily accessible, nor dismantle equipment or component.

## Heating

### DESCRIPTION OF HEATING

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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. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. The inspector does not test safety devices. Note: Asbestos materials have been commonly used in older heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection.

Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant



systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard that is sometimes costly to remedy. The limitations of the inspector will not require him or her to: Operate systems that have been "Shut down" or will not respond to thermostat controls; disassemble equipment by any means other than panels provided by the manufacturer for inspections and or service; report on the efficiency of the system or distribution.

**Energy Source:** Electric  
**Heating System Type:** Forced Air  
**Vents, Flues, Chimneys:** Metal-Multi Wall  
**Heat Distribution Methods:** Ductwork

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system was properly installed and functioning normally at time of inspection.

### General Comments

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Inspector is not required to:

- Operate equipment when the exterior temperature is 85 degrees Fahrenheit or above.
- Activate equipment that has been "shut down" or will not respond to thermostat controls.
- Disassemble equipment by any means other than panels provided by the manufacturer for inspections and/or service.
- Report on the efficiency of the system or distribution.

## Cooling / Heat Pumps

### DESCRIPTION OF COOLING / HEAT PUMPS

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The limitations of the inspector will not require him or her to: Operate systems that have been "Shut down" or will not respond to thermostat controls; disassemble equipment by any means other than panels provided by the manufacturer for inspections and or service; report on the efficiency of the system or distribution.



Each ton of BTU rating can cover 800-1200 square foot. Checking supply and returns air ducts, no apparent or visible signs of blockage of air. The inspection does not cover areas that require the removal of panels that are not provided by the manufacturer for inspections and/or service.

Cooling systems are not test unless the outside temperature is above 65 degrees for the past 24 hours. Running system on the cooling cycle when the inspector arrives can be tested at the time of inspection.

**Energy Source:** Electric

**Central System Type:** Air Cooled Central Air Conditioning

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The cooling system was properly installed. HVAC ducts were properly secured and sealed.

### General Comments

The cooling system could not be tested due to outside temperature at time of inspection.

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.



- The cooling supply adequacy or distribution balance is not inspected.

Inspector is not required to:

- Activate systems that have been "shut down" or otherwise deactivated
- Operate cooling equipment when the ambient temperature has been less than 65 degrees Fahrenheit within the previous 24 hours.
- Report on the efficiency of the equipment.

## Plumbing

### DESCRIPTION OF PLUMBING

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Water quality or hazardous materials (lead, radon gas) testing is available upon request for addition fees. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve that should be connected to a drain line of proper size terminating just above floor elevation or exterior wall. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

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 surroundings are totally watertight 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. The limitations of the inspector



will not require him or her to: Operate systems that have been "Shut down" or winterized; Operate pressure relief valves where the inspector feels operation may result in leaking.

<b>Water Supply Source:</b>	Public Water Supply
<b>Service Pipe to House:</b>	Copper
<b>Interior Supply Piping:</b>	Copper
<b>Waste System:</b>	Municipal
<b>Drain, Waste, &amp; Vent Piping:</b>	PVC
<b>Water Heater:</b>	Electric • Approximate Capacity (in gallons): 50
<b>Fuel Storage &amp; Distribution:</b>	Propane
<b>Fuel Shut-Off Valves:</b>	Yes

## PLUMBING OBSERVATIONS

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### Positive Attributes

No active leaks detected at time of inspection.

### General Comments

Plumbing issues in summary should be evaluated by a licensed plumber. See summary for details.

### RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF PLUMBING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

## Interior

### DESCRIPTION OF INTERIOR

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The condition of walls, coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can



overheat the firebox and flue liners, sometimes resulting in internal damage. The limitations of the inspector will not require him or her to: move furniture or owner's possessions; light a fire in the fireplace.

**Wall And Ceiling Materials:** Drywall

**Floor Surfaces:** Tile • Vinyl plank

**Window Type(s) & Glazing:** Single hung • Double glazed

**Doors:** Wood

## INTERIOR OBSERVATIONS

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### Positive Attributes

Overall, interior finishes were in above average condition for a home of this age. Drywall and trim were in good condition.

### General Comments

Windows were sealing and functioning properly. Most doors were properly aligned to jambs. Floor planks in dining room were heaving likely due to improper installation.

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF INTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.



- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Inspector is not required to:

- Move furniture or owner's possessions.
- Light a fire in the fireplace.

## Kitchen / Appliances

### DESCRIPTION OF KITCHEN / APPLIANCES

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Inspection of stand-alone freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostats accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. The limitations of the inspector will not require him or her to: calibrate temperatures or determine if the oven-heated temperature corresponds to the control setting, also the efficiency or remaining life of equipment.

**Appliances Tested:**

Range • Oven • Refrigerator • Dishwasher • Range fan

**Laundry Facility:**

240 Volt Circuit for Dryer • 120 Volt Circuit for Washer • Dryer vented to exterior

**Other Components Tested:** Disposal • Microwave

### KITCHEN / APPLIANCES OBSERVATIONS



## Positive Attributes

Cabinet doors and drawers were functioning normally and in good condition.

## General Comments

Front right burner on range would not light during testing. Island should be properly secured to floor once electric cable is properly installed.

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF KITCHEN / APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Inspector is not required to:

- Calibrate temperatures or determine if the oven heated temperature corresponds to the control setting.
- Determine the efficiency of any equipment.
- Determine the remaining life of any equipment.

# Gutter and Downspouts



## DESCRIPTION OF GUTTER AND DOWNSPOUTS

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**Gutters Material:** Aluminum  
**Downspouts Material:** Aluminum

## GUTTER AND DOWNSPOUTS OBSERVATIONS

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### Positive Attributes

Gutters and downspouts were present and in good condition. Downspouts were properly re-directing water away from foundation.

### General Comments

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF GUTTER AND DOWNSPOUTS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

## Attic

## DESCRIPTION OF ATTIC

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**Insulation material type:** Blown cellulose  
**Insulation depth:** 10-12



<b>Insulation R-value:</b>	35-40
<b>Access location:</b>	Back-right room
<b>Available storage:</b>	Yes
<b>Light Fixture:</b>	Present

## ATTIC OBSERVATIONS

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### Positive Attributes

HVAC ducts and electric wiring were in good condition and properly secured. Attic was overall dry and no leaks detected at time of inspection. Insulation in attic was sufficient.

### General Comments

## RECOMMENDATIONS / OBSERVATIONS

*See summary report for findings, photos and recommendations*

## LIMITATIONS OF ATTIC INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.



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