



123 Any Drive, Franklin, TN

A+ HOME INSPECTIONS

d.b.a. A+ SERVICES, LLC

State of Tennessee Home Inspector License ID Number 00000129

ASHI (American Society of Home Inspectors) member # 244471

GREI (General Real Estate Inspectors) of America #TN-061909-01

National Environmental Health Association (NEHA), NHRP Certification ID number 102158RT

193 Heathersett Dr., Franklin, TN 37064 (615) 791-7433 Steve Traylor, owner/inspector

HOME INSPECTION REPORT

Evaluation of property located at: **123 Any Drive, Franklin, TN**
Inspection is performed for: **Mr. and Mrs. John Smith**
Time of the inspection is: **October 6, 2010 9:30 AM to 11:46 AM**

This report is **CONFIDENTIAL**, and is furnished solely for the use and the benefit of the customer. The inspection is done in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI).

Many things are to be considered in evaluating a house, and the possibility of overlooking something always exists. Brief notes may also be made regarding condition. If you desire clarification, please let me know.

I prefer the client/customer meet with me during the inspection so concerns and questions may be addressed at that time. If this was not possible and additional investigation or more detailed information is desired, please let me know.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information was provided in advance of the inspection. This inspection is performed by the Inspector for the Client in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI) and the state of Tennessee. The ASHI Standards of Practice and Code of Ethics can be viewed at www.ashi.com.

An inspection will not identify concealed or latent defects, does not deal with aesthetic concerns or what could be deemed matters of taste, does not determine the suitability of the property for any use, does not determine the market value of the property or its marketability, does not determine the advisability or inadvisability of the purchase of the inspected property, does not determine the life expectancy of the property or any components or systems therein, and does not include items not permanently installed.

I evaluate each property as if I were buying it for myself and point out things that would concern me. Some of my notations will be general information that I feel will be helpful to a homeowner on properly maintaining their home.

ALL EVALUATIONS AND COMMENTS ARE BASED ON MY PERSONAL OPINION AFTER VISUAL INSPECTION OF READILY ACCESSIBLE AREAS AND NO WARRANTY; EITHER EXPRESSED OR IMPLIED IS MADE BECAUSE OF THIS INSPECTION.

General information:

1. Approximate age of the home is 1962 (48 years old), and it is currently occupied.
2. The weather is sunny, and the temperature is approximately 75 degrees F.
3. Since the home is about 48 years old, there are currently some major components that should be at the end of their normal useful life. However, this is no warranty or guarantee. Some major items, like the roof, water heater and hvac unit have already been replaced. See attachment for how long things often last.

All directions are as if you are standing in front yard, facing the front of the home.

Some notes preceded by FYI (For Your Information) are general information.

As with all homes, ongoing maintenance is required and replacement and improvements to the systems of the home will be needed over time. Please remember, there is no such thing as a perfect home.

LOT DRAINAGE

1. There was a heavy flood in Middle TN on May 1st and 2nd, 2010. Many basements, crawl spaces and homes were filled with water. Franklin, TN received over 18" in 2 days. Water damage, mold, rot, underground conditions and hidden damage could have occurred. Hidden conditions cannot be evaluated since they are concealed. Mold is a health hazard. I was told by the sellers that this home was NOT flooded.



2.
3. I see about a 6" high water/mud stain up on the ductwork lying on the ground and on concrete block walls in the crawl space where water probably flowed into the crawl space vents at ground level.



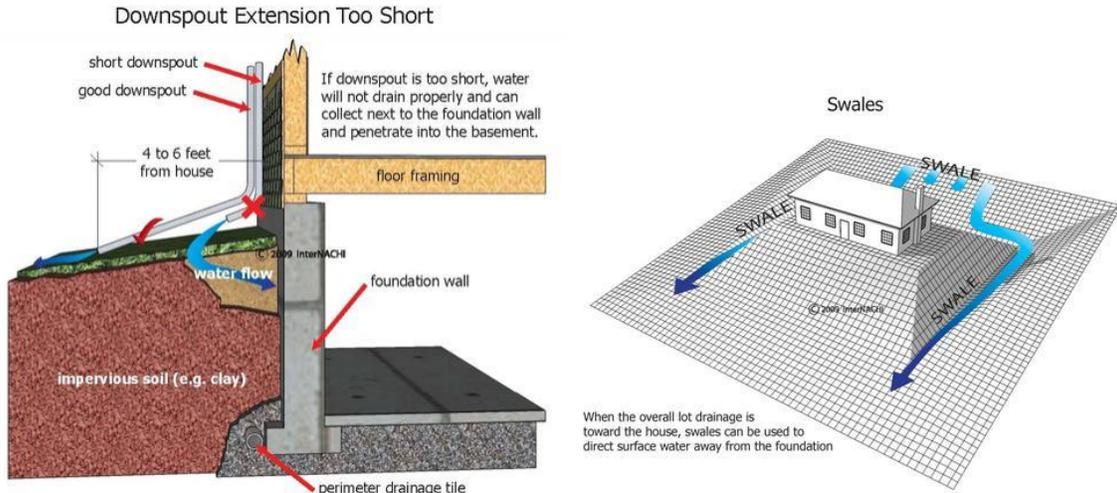
4.
5. Determining whether this home is in a flood plain is beyond the scope of my inspection.
6. This home is built on a relatively flat lot in a low area.



7.
8. The ground should slope away from the house continuously at least one inch per foot for ten feet minimum.
9. It is flat right up against the house in places on all four sides.
10. Building codes 401.3, 406.3.5 and 1806.5.5 require the ground surface to slope AWAY from the foundation 6" minimum drop in 10'-0" of horizontal distance. It is recommended that

the ground slopes away from the house at least 1" per foot for at least 10'-0".

11. Adding sloping compacted clay dirt up against house to any low lying areas around the foundation where ground settles will help kick water away from house. Do not cover any crawl space vents, weep holes in brick or bottom of siding (if applicable) with dirt or mulch. Half-circle wells are needed around crawl space vents.



- 12.
13. It is important that roof and surface water drain away from the foundation to properly maintain the integrity of the foundation and maintain the area under the home. This includes keeping gutters and downspouts clean, and maintaining downspout extensions and splash blocks.
14. There is NO visible water standing in the crawl space at this time other than in the bottom of the sump pump pit near the crawl space door. See CRAWL SPACE notes below.
15. Position splash blocks better under downspouts and slope them AWAY from house.



16.

DOWNSPOUT EXTENSIONS

1. I recommend adding solid downspout extension pipes on downspouts to direct the roof water away from the foundation. Secure extensions to downspouts with non-corrosive screws.
2. Bury the downspout extensions and cover their drain ends with screens or pop-up drains.
3. There are currently some downspout extension pipes on downspouts to direct the roof water away from the foundation. Extensions often settle down with the soft ground up next to the house, causing the extensions to pull loose from their downspouts.

LOT

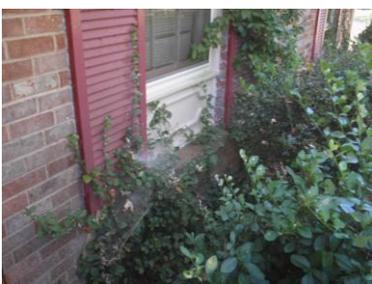
1. Asphalt driveway is cracked and is missing some asphalt in places.



- 2.
- 3. Some tree limbs are very close to the roof on the left end.
- 4. A lot of rotted wood and siding noted on the shed. Some may be termite damage too.



- 5.
- 6. Torn shingles noted on the shed.
- 7. Shed is locked, so I cannot inspect inside it.
- 8. Common cracking noted on concrete walks.
- 9. Ensure it is sealed off under the outside package HVAC unit and its metal shroud to help keep rodents out of crawl space. Use heavy screen wire outside and sheet metal in crawl space. No signs of rodents were seen in the crawl space at this time.
- 10. All shrubs should be trimmed at least 12" to 24" from the house to allow proper air circulation around the walls and HVAC units.



- 11.
- 12. Vines and other climbing plants can damage exterior surfaces by trapping moisture and by promoting another path for insects to enter the home.

EXTERIOR - Hairline cracks are common and are not a significant defect unless noted otherwise. Hail damage is often very hard to detect, so is only noted if obvious.

1. I could not see a lot of the exterior due to bushes, vines and trees hiding



it.

2. Lots of dents and scratches noted in the door from the old garage/family room to the outside.
3. There was a hail storm in the area on April 7, 2006.
4. Caulk the bottoms of all wood doorjambs, around doors, windows, and door thresholds as needed regularly.
5. Caulk the bottoms of all wood doorjambs.
6. Caulk around doors, windows, and door thresholds.
7. Common cracking noted on the front porch.
8. Extend dryer vent to outside with a hood with an outside flapper door.
9. Flashing around doors and windows is hidden and cannot be evaluated.
10. Common cracks noted in the bricks; like on the front right corner where downspout dumps out in a flat spot. Settling cracks in bricks are usually water drainage related.



- 11.
12. Cracks in the brick are not usually significant, but should be repaired if open more than 1/8". Larger cracks should be checked to be sure they are not significant. Brick veneer is normally not structural, since there is a one-inch air gap between the exterior wall framing and the brick.
13. FYI- There are visible weep holes in the brick. Weep holes and their related flashing inside the walls are important to help prevent possible moisture and mold inside the walls and home. Weep holes are usually now required by codes.

ROOF coverings appear to be composition shingles. The sloped roof was inspected by walking on it. My evaluation is to determine if portions are missing or deteriorating. I do not evaluate hail damage since it is so opinionated.

1. There was a hail storm in the area on April 7, 2006.
2. Some shingles are torn on the shed roof.



- 3.
4. FYI- Inspectors cannot determine watertight integrity of roofs by a visual inspection. Underlayment and decking are hidden by the roof coverings and cannot be evaluated by this inspection.
5. FYI- Metal drip edges are seldom seen anymore and are not seen here.
6. FYI- Standard 20-year composition shingles normally last about 15 to 18 years in this area. As a roof nears the end of its useful life, it should be checked annually and from the attic after a heavy rain. Some new roof shingles have a 25 -35 year rating. The rating of the shingles cannot be determined by just looking at them.

GUTTERS & DOWNSPOUTS

1. A lot of leaf guards are missing.



- 2.
3. Clean out gutters and downspouts.
4. Install leaf guards.
5. Gutters, downspouts and drains are often ignored. Poor maintenance on these items can cause more damage to house exteriors and foundations than possibly any other component. Gutters and downspouts should be cleaned at least once a year and kept in good condition to

ensure the water flows through the gutters to the downspouts and well away from the house.

STRUCTURAL- visual inspection of readily visible structural elements in accessible areas. Most of a home's structure is buried underground or hidden behind walls.

1. In the crawl space, many of the wood floor joists are severely deteriorated.



- 2.
3. Deterioration appears to be from moisture problems and lack of airflow.



- 4.
5. Deterioration and temporary repairs may cause the floor system to fail at any time.



- 6.
7. Some of the temporary 4x4 beams are about to slide off their adjustable steel jack posts.



8.
9.

10. Adjustable steel jack posts are considered temporary since most of them are not secured at their tops or bottoms and they are adjustable.



11.

12. Bounce noted in the floors from the weakened floor joists.

13. I can break some of the deteriorated wood floor joists in two with my bare hands.

14. Some of the wood floor joists are already broken in two.



15.

16. Fungus has gotten into the wood joists and beams and eaten them up. This is what fungus does when high moisture is present.

17. Per listing agent, there was no vapor barrier over the crawl space ground about 18 years ago

when current owners bought it and had some structural repairs made. So, the moisture from the bare damp crawl space ground appears to have absorbed up into the wood floor joists for the previous 30 years and deteriorated the wood.

18. I occasionally find a few floor joists eaten up by fungus, but not to this extent.
19. There are some fungus veins in the deteriorated floor joists; like seen in the rear left crawl under the master bedroom.
20. Some new floor joists are added next to some of the deteriorated ones, but some of these are not properly supported.



- 21.
22. Some new joist ends are not bearing on 2x2 ledger strips at all and some are attached with metal joist hangers with only one nail in them.
23. Simpson joist hangers should have a Simpson nail in every hole of the metal joist hanger per the manufacturer and engineer.
24. End of some new floors are about to slide off the edge of the concrete block wall near the opening to under the front porch.



- 25.
26. Many deteriorated floor joists still need a new floor joist added next to them.
27. Some new floor joists are just toe-nailed into the beam without any support under their ends. This is not allowed by codes.



28.
29. In the crawl space, the 2x2 wood ledger strip that holds up the ends of the floor joists to the beam is rotted off in some places where the main wood girder beam that runs side to side down the middle of the house is rotted out too much to hold the nails which attach the ledger strip to the beam.



30.
31. In the crawl space, the main wood girder beam between the living room and kitchen is rotted out some.



32.
33. One floor joist is split length-wise under near the center of the house.



- 34.
- 35. Many temporary adjustable steel jack posts have been added. There are seven seen from where you enter the crawl space.
- 36. Some beams are held up by adjustable steel jack posts, but are not fastened.
- 37.
- 38. Some steel posts are rusted near the ground where it appears water may have been up around them.



- 39.
- 40. Posts are not fastened to the 4x4 beams.



- 41.
- 42. A floor joist is broken in two under the front left bedroom. The joist next to it is cracked. This is where the 1x4 X-bracing is not nailed in place.



- 43.
44. In the crawl space, the 1x4 X-bracing has not been put back in place where the joists are rotted out and new joists added, like under the front center of the house.
45. In some parts of the crawl space, there are just loosely stacked wood blocks and bricks supporting the beam under deteriorated floor joists. I can move these blocks and bricks with my hands. These could fail at any time.



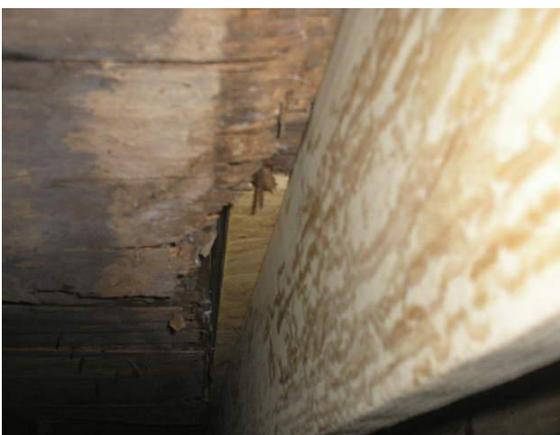
- 46.
47. It appears the current repairs were performed as a quick fix and are not done properly or permanently.
48. A lot of the 4x4 wood beams added are not attached to anything and some are about to slide off their adjustable posts.
49. A section of the bottom stud wall plate and bottoms of some wall studs are rotted out and missing under the hall bath wall. This can be seen from the crawl space where the floor is rotted out too.



- 50.
51. Water stains noted on 4x4 beams.



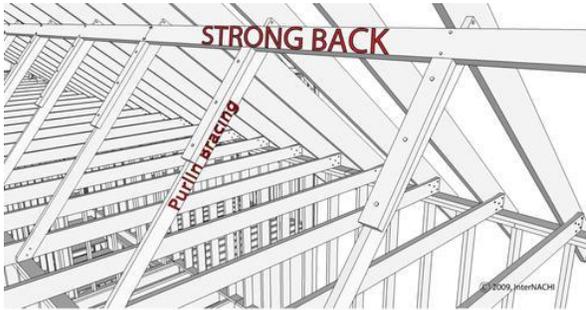
- 52.
- 53. Wood sub-flooring is rotted out and delaminated in some areas too.



- 54.
- 55. A structural framing repair contractor needs to make the repairs needed in a permanent manor and signed off by a registered PE (professional engineer) after permanent repairs are made.
- 56. Adjustable steel jack posts are NOT permanent.
- 57. Waviness noted in the roof.



- 58.
- 59. Some 2x6 wood roof rafters are sagged in the middle, and at least one is broken. Mid-span supports are often added to help eliminate this.



- 60.
61. A wood roof rafter is broken in two to the right of the pull-down attic stairs near the roof ridge.
62. Sag noted in right roof ridge where ridge board is pieced together.



- 63.
64. FYI- In the attic, I do not see any spacer clips between the sheets of the plywood roof sheathing. It usually says right on the roof sheathing to space the ends 1/8" and the sides 1/8". The edge spacer clips are often omitted, especially with rafters.
65. FYI- Foundation consists of concrete footings, concrete block walls and concrete block piers.
66. FYI- Floor structure is wood framing, with a concrete slab in the den where the garage was.
67. FYI- Exterior walls appear to be wood framing.
68. FYI- Ceiling joists are wood framing.
69. FYI- Roof framing is conventional wood rafters sheathed with roof decking.
70. FYI- Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified registered professional engineer is recommended where there are structural concerns about the structure.
71. FYI- This inspection does not include an assessment of geological conditions and/or site stability.

ELECTRICAL

- Under the kitchen sink, wire connections for the disposal need to be in a covered secure junction box.



2.
3. There are several open junction boxes in the attic and crawl space.



4.
5. The open electrical connections, like under the living room, need to be in covered junction boxes.
6. All electrical wire splices should be in covered and secured electrical junction boxes.
7. Outlet by the sump pump in the crawl space is missing its cover. It is not GFCI protected, and it should be.



8.
9. Outlet in the kitchen island has an open ground wire and is not GFCI protected and it should be.
10. There is an extension cord for the sump pump run from the crawl space door into the master bedroom window. This is not proper wiring for a sump pump.



- 11.
12. Family room outlets have open ground wires.
13. Five screws are missing from the electric panel.
14. Due to the age of the home, most of the outlets are still the old two-hole outlets which do not have a ground hole. Some have been replaced with three-hole outlets which should be grounded, but some are still not grounded.
15. The one three-hole outlet in the master bedroom has an open ground wire. The third hole is supposed to be for a ground wire.
16. Properly terminate the ends of wires that are showing in the electric panel in the laundry.



- 17.
18. Bottom right breaker in the electric panel in the laundry is turned off at this time. It does not have a wire connected to it. Its handle is partially broken off.
19. In the electric panel in the laundry, cable clamps are missing on two wires coming through the top of the panel and one wire coming through the bottom of the panel. Cable clamps protect wires from sharp metal edge of holes.

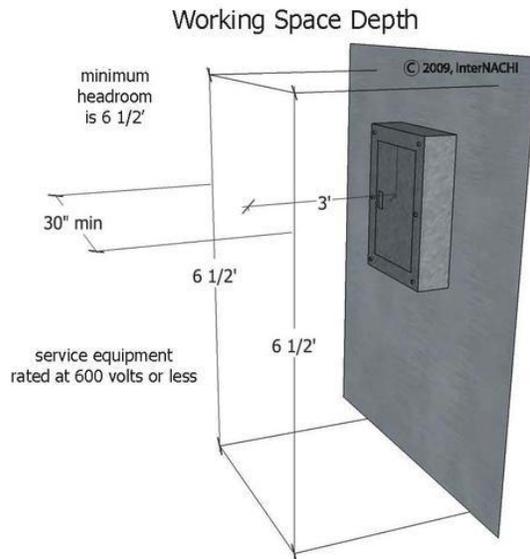


- 20.
21. There is not an outlet in either of the bathrooms. There should be GFCI protected convenience outlets in bathrooms.
22. All wet areas should have GFCI protected outlets. A ground fault circuit interpreter (GFCI) is a modern electrical device. It can be a receptacle or a circuit breaker, which is designed to protect someone from a potentially fatal electrical shock. GFCI's are now required in all wet and damp areas of all new homes. In the event of a fault in an appliance that you are touching, the current that passes through your body to the ground is detected and the circuit is shut off, protecting you from a potentially fatal shock. We strongly recommend that all receptacles in baths, kitchen, garage, at spas, hot tubs, pools, fountains, crawl spaces, outdoors, and all wet locations be the GFCI type.
23. Get all of the open wire splices in covered and secured junction boxes per codes.
24. Utility wires are hanging low over the driveway. A moving truck may hit them.
25. Label the breakers correctly in the electric panel in the laundry per codes.
26. In the crawl space, repair or replace the electrical wires where their outer protective insulation is missing where these wires were stapled to floor joists in the crawl space, but are torn loose where the floor joists rotted away. This is unsafe to someone crawling through and is a fire hazard.



- 27.
28. Get all lights working. Following are some of the lights which were out at this time:
29. Six bulbs are out in the dining room light.
30. One flood bulb is missing on the rear left.
31. Four lights are out in the hall bath.

32. Install all cover plates and their screws on outlets, switches and junction boxes.
33. In the electric sub-panel, some white neutral wires are double taped to bus bar. It is preferred that each wire have its own individual hole and screw, so there is less chance of the wire coming loose. NEC (National Electric Code) 408.41 states that each grounded conductor shall terminate within a panel board in an individual terminal that is not used for any other conductor.
34. Main electric panel is above a washer or dryer. So you have to reach over it to access the panel. It should have at least 3 feet of clearance in front of it per codes.



- 35.
36. FYI- Service is overhead.
37. FYI- Service wire coming into top of main panel is aluminum. This is common.
38. FYI- There is a 200-amp 120/240-volt grounded breaker panel in the laundry.
39. FYI- I removed covers to inspect inside the panels.
40. FYI- There is an electric disconnect for the HVAC unit outside.
41. FYI- The 120-volt interior branch wiring is copper where visible, in non-metallic sheathed cable (Romex) as seen inside the panel.
42. FYI- Wiring is spot-checked only. Concealed components are beyond the scope of this inspection.
43. FYI- Many parts of the electrical system are hidden. Evaluating hidden components is beyond the scope of this inspection. Electrical systems require regular maintenance by a licensed electrician. Periodic checking and tightening electrical connections is also recommended.
44. FYI- All lighting fixtures, switches and accessible receptacles were tested.

PLUMBING

1. There appears to be a leak under the kitchen area. Water stains are run down the 4x4 beam below it.

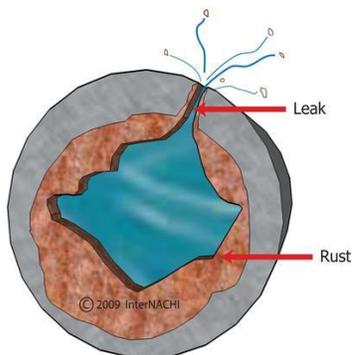


- 2.
3. The cast iron drain lines under the kitchen area are rusted badly in the center of the crawl space, and have leaked. They could rupture at any time. They should be replaced with modern PVC drain lines.



- 4.
5. Handles are missing for the cutoff valve under the kitchen sink.
6. Dishwasher did not sound like it ran properly?
7. There is still some galvanized water piping, like seen under some sinks. It often fills with rust over time.

Galvanized Steel Pipe



- 8.
9. There has been a leak under the kitchen sink, but new plywood has been put over the bottom of the cabinet.

10. Ensure all leaks are fixed.
11. Drain stoppers are missing in the sinks and showers in both bathrooms.
12. Cut off and cap the commode floor bolts in the master bath.
13. Hall bath commode wobbles badly. Two of the four floor bolts are missing on this commode.
14. I was not able to crawl all the way under the bathrooms or kitchen to look for leaks without crushing ductwork. There are a lot of nails, metal and debris in the way, making it unsafe to crawl over it.



- 15.
16. Someone has tried to crawl over the ductwork and has damaged some ductwork and pulled one section off. Metal ductwork is only a few inches off the ground and is tight up against the floor joists.



- 17.
18. Seat is very loose on the master bath commode.
19. Dishwasher drain hose should have a high loop all the way up to where it touches the underside of the counter top. With the high loop, your sink would have to fill all the way up to the top almost overflowing onto the counter due to a blockage in the drain system, before you notice the sink backing up into the dishwasher.
20. A pressure reducing valve (P.R.V.) is required by codes if water pressure is more than 80 psi. Since water pressure is 100 on the front outside hose faucet and 100 psi on the rear outside hose faucet, a P.R.V appears needed at this time. A lot of PRV's are factory set at 50 psi. Plumbers say that 60 psi is ideal. A typical drop in water flow is noted when multiple fixtures are used simultaneously.
21. FYI- It is often difficult to find the outside sewer cleanouts due to mulch, leaves, and grass.
22. FYI- The single most important factor in whether a water heater lives or dies is the condition of its sacrificial anode. For more than 50 years, it has been used as a key part of the rust

protection of a tank, although few people know it's there. This is a rod made of magnesium or aluminum, that's formed around a steel core wire, and is screwed into the top of the tank. A six-year-warranty residential tank will have one, while a 12-year-warranty tank will have two, or an extra-large primary anode. Commercial tanks have from one to five. When the tank is filled with water, an electrolytic process begins whereby the anode is consumed to protect a small part of exposed steel. Here is a website with some info:
<http://www.waterheaterrescue.com/pages/WHRpages/English/Longevity/water-heater-anodes.html>. Google "water heater sacrificial anode" on line for more info.

23. FYI- Garden hoses should be unscrewed from the outside hose faucet in the winter so there is less chance of them freezing. A frost-proof hydrant needs to be able to drain the last little bit of water out of its pipe through the wall when it is shut off.
24. FYI- Water supply appears to be from a municipal water system.
25. FYI- Water service pipe to house as seen where it enters crawl space appears to only be about 1/2" copper.
26. FYI- The main water cut-offs are in the meter pit in the yard and in the crawl space.
27. FYI- I do not test every shut-off valve because a lot of them will fail. You may want to have it checked by a plumber so he can replace it if it fails.
28. FYI- Visible interior water supply lines in the house appear to be primarily copper, but there is still some old galvanized piping as noted above.
29. FYI- Most of the piping is concealed and cannot be identified.
30. FYI- Waste disposal system appears to be to a municipal sewer system, but is undetermined.
31. FYI- The interior drain, waste and vent piping appears to be primarily PVC.
32. FYI- The 50-gallon electric water heater is operating at this time. It was manufactured in May of 2007 per its label.
33. FYI- Main natural gas cutoff is at the outside gas meter.
34. FYI- Visible gas piping appears to be primarily hard steel pipe and flex copper tubing.
35. FYI- All plumbing fixtures were tested briefly.
36. FYI- Shower pans, especially older pans, are likely to leak sooner or later. Often, they are small leaks that are difficult, or impossible to detect, especially if the shower is not used on a regular basis. Although care is taken during the inspection, this report is not an assurance that the shower pan will not need repairs in the future.
37. FYI- Check water lines at top of water heater for leaks often, to prevent damage to water heater.
38. FYI- Maintain caulking in shower and tub enclosures. Leaks are common and can cause structural damage.
39. FYI- Septic systems, sewer lines, wells, and water treatment equipment are not included in this inspection. I recommend that the well water, if applicable with this house, be tested by local health authorities or a private testing lab. Septic companies recommend having your septic tank(s) pumped and inspected every three years.
40. FYI- I do not perform water testing of any type. If the house has a septic system, I recommend that you have it inspected and pumped by a septic tank contractor before closing. Septic companies recommend having septic systems pumped and inspected every three years.
41. FYI- I do not check the overflow drains on bathtubs and sinks.

HVAC (Heating, Ventilating and air conditioning)

1. The outside hvac package unit's a/c tonnage appears to be approximately 2.5 tons x about 600 sf/ton = approximately 1,500 sf vs. 2,107 sf given. While it is better to be slightly undersized, this unit appears to be 1 ton or 600sf undersized. Manual J calculations can provide the exact numbers. However, most residential hvac professionals agree on the 600 sf/ton. The converted garage to Den may be about 600sf?
2. In the crawl space, there is about a 6" high water/mud stain on the outside of the main ductwork lying on the ground as seen from the crawl space access door. About 6" high water/mud stains are also on concrete block walls. This was probably from the May flood this year. Rain water probably ran into the crawl space vents that are right at ground level.



- 3.
4. Any ductwork that was in flood waters needs to be replaced due to contamination. City of Franklin usually requires this.
5. HVAC unit and other ductwork needs to be cleaned or replaced as directed by a professional.
6. The outside package hvac unit is higher than the crawl space ground, so it may not have been flooded. If it was flooded, it needs to be replaced as is usually required by the city of Franklin.
7. Ductwork should be up off the ground per codes.



- 8.
9. In the center crawl space, a section of ductwork is pulled loose from the main trunk line that appears to run up to the living/dining room.



- 10.
11. Ductwork needs to be replaced.
12. Some of the insulation is torn off the ductwork and missing in the crawl space.



- 13.
14. Change return air filters monthly.
15. Caulk joints inside return air chases behind filter locations. These can cause dark lines on the carpet like along baseboards and on stairs, from air being pulled through the walls.
16. Caulk gaps around where the supply air vent ducts enter through floor from crawl space.
17. In crawl space, caulk gaps at the return air chase; like where the duct goes through the floor.
18. Undercutting the interior doors will improve airflow, when doors are closed.
19. FYI- An a/c temperature drop from ambient to supply of 15 to 20 degrees is desired. I recorded 53 degree supply temperature, indicating proper a/c operation. .
20. FYI- HVAC equipment brand appears to be Trane.
21. FYI- The heat and air conditioning are forced air, central systems.
22. FYI- Air conditioning is electric.
23. FYI- Heat is gas.
24. FYI- The outside downstairs package unit is model # YCY030G1M0AD. It was manufactured in January of 2006 per its label.
25. FYI- The heat supply temperatures appear adequate at more than 100 degrees.
26. FYI- As a detailed review of the cooling capability is beyond the scope of this inspection, we make no warranty of the system's adequacy.
27. FYI- Outside a/c condenser fins should be kept clean and free of debris for proper operation of the unit. Plants should be kept two feet away from the condensing unit to allow adequate

airflow.

28. FYI- The gas heat exchangers were not inspected for cracks or holes. Normally, this requires partially disassembling the furnace and is only done by a licensed HVAC contractor. If further review is desired, an HVAC contractor should be contacted. A qualified HVAC contractor should check systems annually.
29. FYI- I recommend that you have all HVAC equipment cleaned and serviced at least once a year. Regular service is very important to the life of the equipment and for efficient operation. Air filters should be changed monthly, or more often during dusty situations such as remodel.
30. FYI- Mechanical equipment is operated at the time of the inspection to see if it is functioning. Conditions may change thereafter, so a check of all items is recommended just prior to closing. I am not a heat/air or appliance technician and do not evaluate internal mechanisms. If a more detailed check is desired, then a licensed professional heating/air conditioning contractor should be contacted. Typical life spans of HVAC equipment range from 8-15 years. Most A/C and heat pump compressors carry a manufacturer's warranty of no more than five years. A detailed review of the heating and cooling capability is difficult to determine during a one-time inspection and therefore is excluded from this report. I make no warranty as to the system's adequacy.
31. FYI- Heat exchanger examination or carbon monoxide testing is not within the scope of this inspection.
32. FYI- I do not test or evaluate the water tightness of the a/c condensate drain lines.
33. FYI- Due to insulation and other items blocking the view, it cannot be determined if the bath exhaust fans are all vented to the outside as they should be.

ATTIC was inspected by walking through it where possible.

1. The pull-down attic stairs are missing proper fasteners in the open holes in both main metal side spring arm pivot plates. The WARNING label on the stairs usually calls for 1/4" x 3" long lag screws or 16d nails through the spring arm pivot plates, the corner brackets at the main header hinge, the opposite frame member and both side lengths of the frame. The use of sheetrock screws or finish nails are prohibited and can cause the stairway to suddenly fall from the opening possible causing bodily injury. Tighten all nuts, bolts and screws. This is a fall hazard!
2. There have been some roof leaks before.
3. Black stains on the attic side of the roof sheathing is often an indication of excess moisture from below. This could be due to the excess moisture rising up from the crawl space ground where there may have been no vapor barrier for about 30 years.



- 4.
- 5. There is a lot of bird nesting materials in both ends of attic at triangle gable vents, and a dead bird in the left attic. Ensure the vents are screened to keep birds out.



- 6.
- 7. Some of the attic is hidden by stored items.



- 8.
- 9. There are large active wasps nests in the front and rear eaves where there are daylight gaps to the outside.
- 10. Ceiling above the Den that was the garage does not appear to be insulated under the plywood attic flooring where I can see under it. A thin layer of batt insulation is laid over some of the attic flooring here. But, it is not adequate.



- 11.
12. Add more blown insulation in attic. Where tops of ceiling joists are showing, insulation is only about 6" deep.
13. Attic insulation should be about 13" of loose fill for a desired R-38.
14. Typically, blown insulation should be kept at least 3" away from any recessed can lights unless the lights are rated for IC (insulation cover). I usually cannot tell if the can lights are rated for IC or not.
15. FYI- Exterior wall insulation is not visible, therefore, cannot be inspected.
16. FYI- Soffit and roof vents noted. Proper roof ventilation extends the roof's life and prevent internal sweating and excessive heat build-up.

GENERAL INTERIOR NOTES

1. Some windows are stuck; like the window in the front right bedroom, left window in the master bedroom,
2. At least one window pane appears held in place with masking tape, like on the rear master bedroom window.



- 3.
4. Some window screens are missing, like all four at the rear of the Den.
5. It is often impossible to determine if the thermal seal is broken on an insulated windowpane. The window may not be fogged or have condensation between the panes at the time of the inspection. Temperature, weather conditions, dirty windows, etc... can greatly change the appearance of the window unit. Therefore, there is no guarantee that this item is detected during this one time visit to the home.

6. Caulk tub and shower faucets and their spouts to tub and shower walls.
7. I recommend adding carbon monoxide detectors since home has gas heat.
8. Add smoke detectors in the bedrooms per current codes.
9. FYI- Smoke detectors are located in the hallway leading to the bedrooms.
10. FYI- Smoke detectors should be checked when you first move in and routinely checked.
11. FYI- Smoke detectors should be operational in at least the bedrooms, hallways leading to the bedrooms, on each floor, garage, etc...
12. FYI- The National Fire Protection Association (NFPA) recommends smoke alarms over 10 years old be replaced and existing alarms be cleaned regularly following manufacturer's recommendations.
13. FYI- Smoke detectors were not tested since without prior knowledge of them tied to a monitoring system, it may call the fire department. It is embarrassing, dangerous and a waste of time and money to have fire trucks show up unnecessarily.
14. FYI- Most of the windows appear to be single pane, double hung glass with storm windows.

FOYER

DINING ROOM

LIVING ROOM

1. Broken pane of glass noted on the upper sash of the middle window.

FAMILY ROOM/ DEN

HALL BATH

1. Some tiles are cracked.
2. Commode room door drags the tile some.

KITCHEN

1. I could not get the rear left burner to come on the stove.
2. FYI- Refrigerator/Freezer is operating at 43 and 11 degrees at this time.
3. FYI- Waterline for refrigerator appears okay at this time. Re-check it often for leaks.
4. FYI- Calibrations to cooking systems are not evaluated. I do not run self-cleaning cycle.
5. FYI- We do not guarantee the height between the cook top and the bottom of the microwave is adequate. The microwave manufacturer's installation instructions should show it.

BREAKFAST AREA

LAUNDRY

1. Dryer vents into the crawl space at this time.
2. Do not use dryer until this is corrected.



- 3.
4. Extend the dryer vent to the outside with a smooth metal vent pipe with a hood with a flapper door outside.
5. FYI- Clean the dryer vent hose and outside hood often.
6. FYI- There are 16,800 dryer vent fires a year. Most people don't know their dryer vents need to be cleaned. They clean out their lint filter and think that's it. But the dryer vent *duct* is where lint can *really* build up and get clogged. And lint is highly flammable, accounting for most dryer vent fires.
7. FYI- Lint buildup takes more energy (and money) to dry your clothes. If your dryer isn't drying your clothes like it used to, you may not need a new dryer! A dryer vent clogged with lint reduces airflow so your dryer doesn't dry as efficiently as it used to. An inefficient dryer also uses more energy, thereby costing you more money.
8. FYI- Flammable vinyl duct used to vent dryers is a serious fire hazard. It should NOT be used as dryer vent, or even a connector between the dryer and vent.
9. FYI- The 220-volt dryer outlet is working.
10. FYI- Laundry hookups are a visual inspection only. The water valves and washer supply hoses may leak at any time. Inspect and replace them often. I recommend the stainless steel braided water hoses on washing machine supply lines.

MASTER BEDROOM

1. One rear pane of glass is held in with masking tape.

MASTER BATH

FRONT LEFT BEDROOM

1. Latch is broken on the front window.

FRONT RIGHT BEDROOM

1. One handle is broken off the window.
2. Latch is broken on the window.

CRAWL SPACE was inspected by crawling through it.

1. Crawl space door does not latch. It is held closed by a concrete block leaning against it.
2. See STRUCTURAL notes above.

3. There is no insulation between the floor joists, except a small area under the master bed.



4.
5. I could not see the bottom of the wood sub-flooring except where some of the silver vapor barrier covering it is torn off.



6.
7. Block walls appear to have water stains.
8. Install new crawl space vents with ones that can be opened and closed and have screens.



9.
10. Some crawl space vents are covered over.
11. Crawl space vents should remain opened except during freezing temperatures. Close them in the winter.
12. There is a 6" high water stain on the main ductwork where it is laying on the ground. This is a few inches below the HVAC unit outside.

13. Dryer vents directly into the crawl space. It should vent to the outside.
 14. I could not get into the rear right crawl space area because the hard metal pipe duct is up against the floor joists and is only about 6" off the ground.



15.
 16. On the sump pump, the float arm is off, so it is not operating at this time.



17.
 18. Sump pit should be secured down into the ground.
 19. I only recommend a sump pump as a last resort, since they are noisy and not dependable.
 20. I prefer the drainage to be taken care of so water never enters the crawl space to begin with.
 21. It appears water has flowed in some crawl space vents as seen on block walls.



22.
 23. Some of the foundation blocks appear drilled for termite treatment. Where were termites found? When? Is there a transferable warranty?
 24. Common dampness on ground around the perimeter foundation walls in the crawl space.
 25. Some drainage contractors add a French drain along the perimeter foundation walls either inside or outside of the crawl space.
 26. Improve the exterior drainage to eliminate dampness in the crawl space as noted under LOT DRAINAGE notes at the beginning of this report.
 27. Remove wood scraps from the crawl space door pit.
 28. Remove all wood scraps and debris from the ground under the house, especially from under the plastic. Wood on the ground in the crawl space invites termites. Rectangular plywood scraps are often found on the ground where the sub-flooring is cut out for each of the air

supply vents through the floor. Metal termite shields are not seen here and are rarely seen anymore.

29. There are a lot of wood scraps, especially in the center of the crawl space where floor and framing rotted out badly.



- 30.
31. The ground is covered pretty well with 6-mil plastic vapor barrier, but there are some bare spots that need to be covered better. It is preferred that the plastic be sealed at its edges and seams. Ensure it remains covered wall to wall to help reduce mold and mildew. Overlap seams and provide extra at walls.
32. It is common for condensation to form on the outside of the duct insulation and a/c Freon lines, and drip down onto the plastic over the ground when the a/c unit is running.
33. Moisture under a house is a common problem. It is usually due to improper drainage and grading above ground outside. It is impossible to determine during a one time visual inspection, if water will enter this space. Often, water problems become apparent only after a heavy rain. This report reflects conditions that were apparent at the time of the inspection. Sooner or later, water runs or seeps into virtually almost every basement or crawl space. Here is a link to “How to Dry Out a Crawl Space and Keep it Dry, avoiding crawl space mold, insect damage, rot, & allergens“.
- http://www.inspectapedia.com/structure/Crawl_Space_Dryout.htm
34. We suggest that you ask the seller if they have ever seen water under the house, and if so, how much.
35. Some mold-like substance noted on wood framing and sub-flooring in the crawl space. A lot of the dark areas appear to be cave cricket waste.



36.
37. There are a lot of cave crickets in this crawl space.

MOLD-LIKE SUBSTANCE

1. There is some mold-like substance on some of the exposed wood in the crawl space.
2. There are not crawl space vents within 3 feet of each corner as there should be per current codes. Better ventilation is needed through the crawl space.
3. After lot drainage is corrected and air flow through crawl space is improved, consult a mold specialist.
4. Per a specialist I know, it is best to remove the mold than to treat it with Tim Bore or Bore Care like several pest companies now do.
5. Mold is a fungus---a parasitic plant lacking chlorophyll, a rigid cell wall, leaves, true stems & roots. Mold is multicellular, and it is composed of thread-like hyphae.
6. Molds spores can cause serious health problems even if the spores are dead or dormant (inactive while waiting for more moisture to resume growth).
7. Even the smell of dead or dormant mold can make some mold-sensitive persons ill.
8. There are no legal mold exposure limits.
9. Sampling for mold can be referred to a qualified microbiologist.

ENVIRONMENTAL SURVEY (No testing is done unless noted specifically.)

1. I strongly recommend a professional 48-hour radon test. A December article in the Tennessean newspaper said that half the homes in Williamson County have a level above the 4.0 action level set by the EPA. Our testing in the area confirms that approximately one third to half of the homes have an unsafe radon level per the EPA guidelines. Radon is a radioactive gas that is found in the earth's rock and soil. It is believed to cause approximately 20,000 to 30,000 deaths a year in the United States. It is invisible, odorless, and can be detected only by measuring levels in your home. Indoor radon exposure is estimated to be the second leading cause of lung cancer deaths each year in the U.S. Radon problems have been identified in every state. The EPA estimates that one out of every fifteen homes in the U.S. have indoor radon levels at or above the EPA's recommended action guideline of four Pico curies per liter of air (pCi/L) on a yearly average. Levels are much higher here in middle Tennessee. Today's technology can reduce radon levels to below 4 pCi/L in most cases, to 2 pCi/L or less. An EPA approved radon screening test, using a C.R.M. (Continuous Radon Monitor), is available from this inspector for an additional fee.

2. THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM LEAD BASED PAINT, RADON GAS, ASBESTOS, COCKROACHES, RODENTS, PESTICIDES, TREATED LUMBER, FUNGUS, MERCURY, CARBON MONOXIDE, MOLD OR MILDEW, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SIMILAR HEALTH HAZARDS OR SUBSTANCES. WE ALSO DO NOT ADDRESS WOOD-DESTROYING INSECTS OR TERMITE SHIELDS.
3. WE DO NOT ADDRESS SUBTERRANEAN OR SYSTEM COMPONENTS (OPERATIONAL OR NON-OPERATIONAL), INCLUDING SEWAGE DISPOSAL, WATER SUPPLY, OR FUEL STORAGE OR DELIVERY.
4. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
5. Determining the presence and type of dangerous mold or mildew is beyond the scope of this inspection. A little mold is normal in most homes. I note if I see a concentration of visible mold-like substance. If water intrusion is found, there is likely to be mold, which may be concealed. Mold, hidden or not, is excluded from this report.
6. I do not test indoor air quality or for Urea Formaldehyde Foam Insulation (UFFI).
7. The EPA has determined that some water faucets contain lead. They recommend you let the water run for several seconds before drinking, where the faucet has not been used for several hours or overnight. Water quality is not tested.

GENERAL NOTES

1. This inspection does not include a termite inspection or a termite letter.
2. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside of the scope of this inspection. Furniture, storage, appliances, and/or wall hangings also can restrict inspection of the interior. Minor nail pops and cracks on interior surfaces occur in all houses. They are typically cosmetic in nature and usually are caused by settlement and/or shrinkage of building components. Small defects of this type are not mentioned in this report. The condition of floors under floor coverings cannot be determined and are excluded from this report.
3. Appliances are tested by turning them on briefly. I do not perform extensive testing of thermostats or timers and make no report regarding the effectiveness of any appliances. Clothes washers and dryers are not tested or evaluated. We strongly recommend that appliances be tested again during a pre-closing walk-through.
4. Some items which I do not operate or inspect are: Landscaping, security system, smoke detectors, carbon monoxide detectors, heat exchangers, humidifier, swimming pool, whirl pool tub, hot tub, solar water heater, water conditioner, well, pump, low voltage systems, telephone wiring, intercoms, stereo systems, sound systems, sound wiring, alarm systems, central vac systems, cable TV wiring, timers, and any other item not specifically mentioned in this report.
5. As previously mentioned, limitations exist with the inspection. This inspection is not a code compliance inspection. Manufacturer's specifications for installation, operation, or repairs are not part of this inspection. Code compliance and the manufacture specifications on any

item should be verified through the local code authorities, the company who manufactured the item and thru the sellers prior to closing. Unfamiliarity with the property will always impact disclosure. We suggest you obtain a written disclosure from the seller regarding any conditions that may not be apparent, which only previous knowledge could disclose.

6. An inspection does not identify concealed or latent defects and does NOT: deal with aesthetic concerns or what could be deemed matters of taste, suitability of the property for any use, determine the market value of the property or its marketability, determine the advisability or inadvisability of the purchase of the inspected property, determine the life expectancy of the property or any components or systems therein, include items not permanently installed, property boundary lines or encroachments, condition of any component or system that is not readily accessible, service life expectancy of any component or system, size/ capacity/ BTU/ performance or efficiency of any component or system, cause or reason of any condition, cause for the need of repair or replacement of any system or component, future conditions, compliance with codes or regulations, presence of evidence of rodents/ animals or insects, presence of mold/ mildew or fungus, presence of air-borne hazards, presence of birds, presence of other flora or fauna, air quality, existence of asbestos, existence of environmental hazards, existence of electro-magnetic fields, presence of hazardous materials including (but not limited to) the presence of lead in paint, hazardous waste conditions, manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin, operating costs of systems, replacement or repair cost estimates, acoustical properties of any systems, or estimates of how much it will cost to run any given system.
7. This report describes the condition of the property as it appeared at the time of this report and this is not to be construed as a guarantee or warranty of any kind.
8. This report is prepared exclusively for, and as directed by, the customer named on the front page of this report.
9. While I make an effort to identify existing or potential problems, it is impossible for a home inspector to predict the future. I recommend that you budget on average about 3 percent of the value of the home on an annual basis for unforeseen repairs and maintenance. It would be necessary to budget for unforeseen repairs at any house you might consider. Things will wear out, break down, and fail without warning. This is a fact of ownership.
10. If home repairs are necessary, we encourage you to understand fully what is to be done and what it will cost, and you seek references before signing any contract or authorizing any work to be done. Remember, too, that it is the individual who is trained, not the company. Only licensed, insured professional contractors should be used.
11. I strongly recommend you have the appropriate licensed contractor further evaluate each defect and the entire system in question before close of escrow.

SUMMARY

When deciding which items are the most important to be repaired first, many things are to be considered, such as hazards, cost of repairs, maintenance, etc... Some items are considered normal maintenance. The most important repairs to be made first are normally any life safety issues, drainage, roofing, structural, electrical, plumbing, HVAC. Following are some items, which are the most important in my opinion. Other items may be more important to you, due to personal preference. (Please read entire report). Items are listed in the order they appear on the

report, NOT in priority.

1. Lot drainage
2. Downspout extensions
3. Lot
4. Exterior
5. Roofing
6. Gutters and drainage
7. Structural
8. Electrical, like GFCI's, boxes, cover plates,
9. Plumbing
10. HVAC
11. Attic
12. Trip and Fall hazards, like fasteners missing in pull-down attic stairs
13. Stuck and broken windows
14. Interior room items
15. Crawl space items
16. Radon?

The structural repairs, hvac size and electrical items appear to be the largest items at this time. Please read full report for other important items too.

If you have any questions, please do not hesitate to call.

Thank you,

Steve Traylor

Owner/inspector

A+ Home Inspection, dba A+ Services, LLC

ASHI (American Society of Home Inspectors) member # 244471

State of Tennessee Home Inspector License ID Number 00000129

GREI (General Real Estate Inspectors) of America #TN-061909-01

National Environmental Health Association (NEHA), NHRP Certification ID number 102158RT

Attachment

How long should things in your home last?

Following are average life spans of some of the components of your home:

Item	Survey #1*	Survey #2**
Asphalt 20-year rated shingle roof***		15-18 years***

Bathroom sinks		10-plus years
Central air conditioners	11 years	6 to 10 years
Dishwasher		7 to 12 years
Dryers	13 years	10 to 15 years
Faucets		8 to 12 years
Furnace	15 to 30 years	
Garage door openers	10 years	
Gutters/downspouts	30 years	
Paint		4 to 7 years
Plumbing		30 to 60 years
Refrigerators	15-plus years	10 to 18 years
Room air conditioners	12 to 15 years	
Septic systems		20-plus years
Stoves	17 to 20 years	
Stucco siding		40-plus years
Tile roof		40-plus years
Toilet mechanism		5 to 10 years
Washing machine	13 years	10 to 12 years
Water heaters	less than 12 years	8 to 15 years
Wood roof		15 to 20 years

*According to the National Association of Remodeling Industry (NARI).

**According to data collected from over 350 home inspection offices in the United States.

***Most new roof shingles are the architectural style shingles, which are rated for longer, like 25 to 35 years.

Please note that the above information is only provided to you for reference. It is NOT to be considered a warranty or guarantee of any type. Do not underestimate the power of prayer or crossed fingers. Some items will last longer, and unfortunately some will have shorter life spans than noted above.

A+ HOME INSPECTIONS

d.b.a. A+ SERVICES, LLC

State of Tennessee Home Inspector License ID Number 129

ASHI (American Society of Home Inspectors) member # 244471

GREI (General Real Estate Inspectors) of America #TN-061909-01

National Environmental Health Association (NEHA), NHRP Certification ID number 102158RT

PRE-INSPECTION AGREEMENT

Evaluation of property located at: **123 Any Drive, Franklin, TN**
Inspection is performed for: **Mr. and Mrs. John Smith**
Time of the inspection: **October 6, 2010**

A+ Services, LLC, herein after known as the Inspector agrees to conduct a visual inspection of the above listed property for the purpose of informing the client of major deficiencies in the condition of the property. A written report representing a summation of my observations will be provided.

THIS CONTRACT SUPERSEDES ALL PREVIOUS COMMUNICATIONS.

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT.

1. This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI) and the State of Tennessee. The ASHI Standards of Practice and Code of Ethics can be viewed at www.ashi.com.
2. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings and landscaping are not included.
3. This inspection is not intended to be technically exhaustive nor is it considered to be a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH.** The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. This company is neither a guarantor nor insurer.
4. Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information was provided in advance of the inspection.
5. An inspection does not identify concealed or latent defects and does **NOT** deal with aesthetic concerns or what could be deemed matters of taste, suitability of the property for any use, determine the market value of the property or its marketability, determine the advisability or inadvisability of the purchase of the inspected property, determine the life expectancy of the property or any components or systems therein, include items not permanently installed, property boundary lines or encroachments, whether property is in a flood plain, condition of any component or system that is not readily accessible, service life expectancy of any component or system, size/ capacity/ BTU/ performance or efficiency of any component or system, cause or reason of any condition, cause for the need of repair or replacement of any system or component, future conditions, compliance with codes or regulations, presence of evidence of rodents/ animals or insects, presence of mold/ mildew or fungus, presence of air-borne hazards, presence of birds, presence of other flora or fauna, air quality, existence of asbestos, existence of environmental hazards, existence of electro-magnetic fields, presence of hazardous materials including (but not limited to) the presence of lead in paint, hazardous

waste conditions, manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin, operating costs of systems, replacement or repair cost estimates, acoustical properties of any systems, or estimates of how much it will cost to run any given system.

6. THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM LEAD BASED PAINT, RADON GAS, ASBESTOS, COCKROACHES, RODENTS, PESTICIDES, TREATED LUMBER, FUNGUS, MERCURY, CARBON MONOXIDE, MOLD OR MILDEW, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SIMILAR HEALTH HAZARDS OR SUBSTANCES. WE ALSO DO NOT ADDRESS WOOD-DESTROYING INSECTS. WE DO NOT ADDRESS SUBTERRANEAN OR SYSTEM COMPONENTS (OPERATIONAL OR NON-OPERATIONAL), INCLUDING SEWAGE DISPOSAL, WATER SUPPLY, OR FUEL STORAGE OR DELIVERY. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
7. The parties agree that any item of contention or claims regarding this contract shall first be submitted to mediation. Failing such mediation the matter shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI with at least five (5) years of Home Inspection experience.
8. The customer requests the visual inspection of the readily accessible areas of the home. This inspection is limited to visual observation existing at the time of the inspection. Latent, hidden, concealed defects or items not readily accessible are not covered or inspected. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company for errors and omissions in the inspection shall be limited to the amount of the fee paid for the inspection.
9. The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.
10. Unforeseen circumstances or personal safety concerns may exclude certain items from inspection.
11. Upon receipt of this, you authorize ADT Home Security to call you at the phone number you have provided to discuss a special alarm system offer. ADT may perform a free inspection of the security system (if applicable) during my inspection. This is just a free service we offer to our clients. There is no obligation from you to ADT Home Security, and they will not be at the inspection to try to sell you anything.

The undersigned have read, understood and accepted the terms and conditions of this agreement and agree to pay the charges specified below:

Client agrees to pay a base fee of \$375.00 at or before the time of the inspection.

A+ Home Inspections, dba A+ Service, LLC

Client:

Steve Traylor

Steve Traylor (owner/inspector)

Signature

INVOICE

Please make payable to:

Steve Traylor (owner/inspector)

A+ Home Inspections, d.b.a. A+ Services, LLC

193 Heathersett Drive, Franklin, TN 37064

(615) 791-7433

October 6, 2010

To: Mr. and Mrs. John Smith

For inspection performed at:

123 Any Drive
Franklin, TN

Inspection completed October 6, 2010

Radon Test was declined.

Terms: Payment due upon receipt of this invoice.

Professional Home Inspection and Report \$375.00

Professional Radon Test and Report n/a

Total \$375.00

Should you have any questions or need any additional information, please do not hesitate to call.

Thank you for choosing A+ Home Inspections.

*ASHI (American Society of Home Inspectors) member # 244471
State of Tennessee Home Inspector License ID Number 00000129*