



**123 Any Lane, Brentwood, 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*

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

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## **HOME INSPECTION REPORT**

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Evaluation of property located at: **123 Any Lane, Brentwood, TN**

Inspection is performed for: **Ms. Jane Doe**

Time of the inspection is: **July 5, 2010 9:30 AM to 12:06 PM**

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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](http://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 1979 (31 years old), and it is currently occupied.
2. The weather is sunny, and the temperature is approximately 90 degrees F.
3. Since the home is about 31 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 have already been replaced. See attachment for how long things often last.
4. Seller said they have lived here about 4 years.

*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. This home is built on a lot that is relatively up around the house.
2. The ground should slope away from the house continuously at least one inch per foot for ten feet minimum.
3. Concrete patio area drains toward the back of the house from the pool.



- 4.
5. It is flat right up against the house in places on all four sides.
6. 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".
7. 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.
8. Do not cover any crawl space vents, weep holes in bricks with dirt or mulch. Half-circle wells may be needed around crawl space vents.
9. 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.
10. There is NO visible water standing in the crawl space at this time. Crawl space ground is covered with gravel, so water may be hidden under the gravel. But, I did not see any water stains on the concrete block walls or piers at this time. See CRAWL SPACE notes below.
11. 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. Per sellers, this home was NOT flooded. Determining whether this home is in a flood plain is beyond the scope of my inspection.

### **DOWNSPOUT EXTENSIONS**

1. Downspout extension pipe has a lot of holes in it on the front right corner of the garage, making it ineffective in carrying the water away from the house. The concrete block wall inside the garage on this corner has a hairline crack in its mortar joints, which is probably due to water dumping out in this flat area by the house.



- 2.
3. There are currently some downspout extension pipes on downspouts to direct the roof water away from the foundation.
4. Extensions often settle down with the soft ground up next to the house, causing the extensions to pull loose from their downspouts.
5. Ensure these downspout exteriors are all connected and working.
6. I did not find the daylight ends of all the downspout extension pipes. Find and screen their ends to keep rodents out.

**LOT**

1. Some tree limbs are rubbing the roof; like on the rear right above the garage and front.



- 2.
3. Tree limbs are also rubbing the overhead electric service wires, which are too low.
4. Trip hazards noted where the concrete pool decking is settled to different heights.



- 5.
6. It appears hollow under some sections of the concrete pool deck.
7. Pool and pool equipment are beyond the scope of our inspection, and were not inspected or tested. Per sellers, it has been maintained and is in good working order. They said there are no leaks or cracks either.
8. Common cracking noted in the bricks around the pool fence.
9. Common cracking noted on driveway and walks.
10. Seal off under the outside package HVAC units and their metal shrouds to help keep rodents out of crawl space. Use heavy screen wire outside and sheet metal in crawl space. There is a lot of rodent waste on the gravel on the ground in the crawl space at this time. Most of the rodents appear to be coming in under the package unit on the right end of the house, where I can see daylight from inside the crawl space.



- 11.
12. Shed house shows there has been a roof leak. There is water damage on the bead board ceiling inside.



- 13.
14. All shrubs should be trimmed at least 12" to 24" from the house to allow proper air circulation around the walls and HVAC units. Vines and other climbing plants can damage exterior surfaces by trapping moisture and by promoting another path for insects to enter the home.



- 15.
16. I could not see most the exterior very well due to the overgrown bushes hiding the exterior of the house.



- 17.
18. Doors and gates from the house into the pool area need pool alarms and proper locks on them.
19. Pool fence is climbable by a child. It has open holes in it. It is not child proof.



20.

**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.

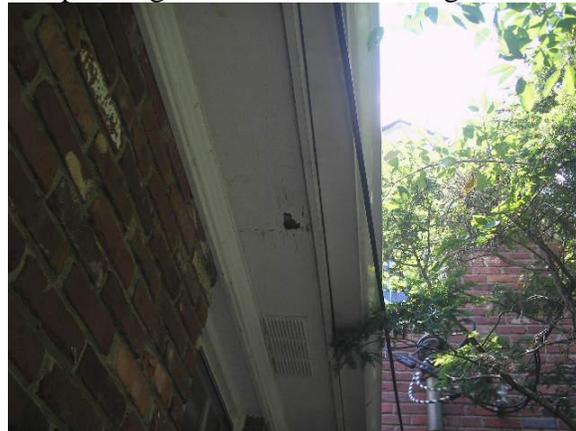
1. There is some paint peeling off with bare wood showing on the outside of the master bedroom stained glass window frames.



- 2.
3. Some soft spots noted on some wood window trim, like on rear,
4. Cracks noted in the stained glass panels in the master bedroom windows. There is a clear piece of glass over the outside of the stained glass panels.
5. About 1/8" to 3/8" wide cracks noted in the brick mortar joints above the rear overhead garage door.



- 6.
- 7. Soffit is rotted in a few places; like above the rear patio light from the kitchen, right side,



- 8.
- 9. There is a leak through the soffit above the right outside HVAC unit. There is some rotted wood here. Fix leak. Gutter may have overflowed.
- 10. Paint has come off some of the siding; like at the roof step up.



- 11.
12. Rotted wood siding noted on the front left side where the roof steps up.
13. Chipped and loose bricks noted in the front porch.



- 14.
15. There are four steps without a handrail and steps are different heights on the front porch. Codes normally require a handrail on more than three steps and no more than 3/8" difference in heights. These steps are several inches different in heights. This is a fall hazard.
16. There was a hailstorm in the area on April 7, 2006.
17. Caulk the bottoms of all wood doorjamb, around doors, windows, and door thresholds as needed regularly.
18. Caulk the bottoms of all wood doorjamb.
19. Caulk around doors, windows, and door thresholds.
20. Common cracking noted on the front porch.
21. Clean lint out of dryer vent outside flapper door. Replace white vinyl hose with smooth metal pipe in crawl space, where it is separated at this time.
22. Flashing around doors and windows is hidden and cannot be evaluated.
23. 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.
24. There are NO 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.
25. FYI- Exterior wall covering is brick and vinyl siding.

26. FYI- Chimney appears to be brick covered wood framing, with an interior clay pipe and screened rain cap.

**ROOF** coverings appear to be composition shingles. The sloped roof was inspected from the ground, with binoculars. I usually do not walk on the roof, as there is a possibility of damaging the roof and causing a leak. My evaluation is to determine if portions are missing or deteriorating. We do not evaluate hail damage since it is so opinionated.

1. Shed shows signs of a roof leak. See LOT notes above.
2. Ensure leak through soffit above right hvac unit is not a roof leak as noted above.
3. Metal flashing needs sealing where it is not tucked up behind siding, like on front.



- 4.
5. Ensure the black tar on the underside of the roof decking in the front center attic is from before the roof was replaced.
6. FYI- Roof is about two years old per sellers.
7. FYI- Shingles, flashings and penetrations appear functional at this time.
8. 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.
9. FYI- Metal drip edges are seldom seen anymore and are not seen here.
10. 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. Some of the leaf guards are raised up off the gutters.



- 2.
3. Clean out gutters.
4. Install leaf guards better.
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 attic, horizontal wood ridge boards are not the full depth of the upper mitered ends of the roof rafters. Per codes 2320.12.3 and 802.3, ridge boards must be full depth of the mitered ends of the rafters, and they are not here.



- 2.
3. Under the roof valleys in the attic, there is only a single 2x4 under the middle of the roof valley rafter. It should be a double 2x4 with one 2x4 perpendicular to the other to make a stiff-back angled support post.
4. In the attic, reinforce the plywood roof sheathing spots where roof box vents have been removed and only a thin sheet of metal covers their openings.



- 5.
- 6. In the crawl space, there are a lot of adjustable steel jack posts that are not secure at the top or bottom.



- 7.
- 8. They are just sitting on small blocks on top of the ground. These are temporary.



- 9.
- 10. They are near the middle of the floor joist spans to help eliminate bounce in the floors. Some of these supports are fallen over and laying on the ground. These supports need to be made permanent.



- 11.
12. In the rear right crawl space, adjustable steel jack posts are fallen over. I often find these temporary posts fallen over since they are not secured.
13. In the crawl space, one wood floor joist cut in two for a PVC drain line, and is only headed-off with an old board. It needs to have a proper full-depth wood header to support both cut ends of the floor joist. The headers should have metal Simpson joist hangers with Simpson nails.



- 14.
15. In the crawl space under the kitchen, two concrete pad footings have been poured with 6x6 pressure treated posts and a wood beam across them. The beam is not attached to the wood posts, and the wood form boards are still in place on the ground around the concrete pads. There are a lot of wood scraps here and under the fireplace area too.



16.

17. In the left crawl space, a wood floor joist is notched about half in two unnecessarily and has not been reinforced. Codes only allow a notch of 1/6 the depth of the joist. A 2x10 is 9.25" deep. So, a 1.54" max. deep notch is allowed. This notch is about 5" deep. Reinforce the heavily notched floor joist with a full depth joist of at least six feet long, nailed to it well in a staggered pattern.



- 18.
19. Under the fireplace hearth, there are several dry-stacked concrete block piers. One of the piers is no longer touching (supporting) the wood floor joists here. More permanent supports are recommended on poured concrete pads.
20. 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.
21. FYI- Foundation consists of concrete footings, concrete block walls and concrete block piers.
22. FYI- Floor structure is wood framing.
23. FYI- Exterior walls appear to be wood framing.
24. FYI- Ceiling joists are wood framing.
25. FYI- Roof framing is conventional wood rafters sheathed with roof decking.
26. 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.
27. FYI- This inspection does not include an assessment of geological conditions and/or site stability.

## **ELECTRICAL**

1. None of the garage outlets are GFCI protected. All of them should be. Do not plug a refrigerator/freezer into a GFCI protected circuit.
2. None of the outside outlets are GFCI protected, and they should be.
3. One of the outlets in the left hall bath is not GFCI protected, and it should be since it is less than 6 feet away from the sink.
4. Master bath outlets are not GFCI protected, and they should be.
5. Laundry outlets are not GFCI protected, and they should be.
6. Washer/dryer outlet is a GFCI outlet, but it is not test tripping at this time.
7. Outlet in the rear right bath is not GFCI protected, and it should be.
8. Front outside outlet has an open ground wire, and is not GFCI protected.

9. 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. Resets are sometimes located in the garage.
10. There are some open electrical splices and open electric junction boxes in the attic.



- 11.
12. There are some open electrical splices that need to be in covered junction boxes, like in the attic above the garage.
13. All wire splices should be in covered junction boxes per codes.



- 14.
15. Some electric wires are not stapled within 12" of the boxes in the attic either.
16. Cover plates are broken off some junction boxes on the attic floor.
17. The overhead power line is less than 9 feet above the driveway. Electrical code 230.24B2 requires electrical service drops to be at least 12 feet above driveways and ground. The utility company does not necessarily follow the rules in the NEC (National Electric Code), but they should. Check with your local jurisdiction and utility to find out what rules apply.



- 18.
- 19. Overhead electric wires are rubbing tree limbs.

- 20. In the crawl space, the wiring has open junction boxes, and wires are not stapled within 12" of the box.



- 21.
- 22. In the center of the crawl space, there is an end of an electric wire hanging down that needs to be properly terminated.



- 23.
- 24. There are some open slots in the electric disconnect for the right outside HVAC package unit. Fill slots with proper blanks or breakers.
- 25. Get all lights working. Following are some of the lights which were out at this time:
- 26. I did not see the rear outside lamp post light come on.

27. Light is out in the rear-most closet in the front left bedroom.
28. I did not see the flood lights come on.
29. I did not see the light come on above the left shed door.
30. One light is out in the attic above the garage.
31. I did not see the lamp post at the pool come on.
32. Install all cover plates and their screws on outlets, switches and junction boxes.
33. A licensed electrician needs to make all the electrical repairs.
34. Due to the age of this home, I recommend having an electrician turn off the power and tighten all wire connections inside both panels in the garage.
35. There are gaps around the two main 200-amp service disconnect breaker panels in the garage. Their edges have some drywall mud over them, and when I carefully removed the panels, some chunks of drywall mud fell out, leaving gaps.



- 36.
37. FYI- The 120-volt interior branch wiring is copper where visible, in non-metallic sheathed cable (Romex) as seen inside the panel.
38. FYI- Wiring is spot-checked only. Concealed components are beyond the scope of this inspection.
39. 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.
40. FYI- All lighting fixtures, switches and accessible receptacles were tested.

## PLUMBING

1. Master whirlpool tub does not work per sellers.



- 2.
3. The whirlpool jets have caulk in them. Drain-stopper is missing in the master tub and the tub

drain stopper linkage does not appear to work.

4. Sub flooring is rotted under master whirlpool tub as seen from the crawl space.



5.

6. Floor is rotted under the right rear shower as seen from the crawl space.



7.

8. Floor has water stains on it where hot and cold copper water supply lines go up through floor from crawl space.



9.

10. In the left attic, the pvc vent pipe does not appear glued together at one joint, causing water stains on the ceiling framing below the pipe.

11. At wet or rotted floors; fix leaks, remove any material with mold on them, treat area for mold, let it dry out completely, then repair/replace and reinforce wood flooring.

12. Ensure the bottom of the whirl pool tub is supported.

13. There should be an easily removable access panel to inspect under whirlpool tub periodically, since leaks are common here.
14. Shower knob is loose in the front-most part of the master bath.
15. The 50-gallon electric water heater in the back of the left middle bedroom closet behind clothes, boxes and bifold door appears operating at this time. Its copper discharge pipe is about 12" above the floor pan, but should go down to within 6" of floor per codes. It says on water heater that it was installed 7-1-05 and both thermostats were replaced 1-6-10.
16. The 46-gallon electric water heater in the back of the kitchen pantry appears operating at this time. This one was manufactured 47<sup>th</sup> week of 1998 per its label.
17. Water meter and pipe are very shallow in the water meter pit in the front left yard. The deeper they are, the less likely they usually are to freeze.
18. Is there any maintenance or precautions needed on the sewer grinder pump under the green lid in the yard at the front left of the house? Its alarm is on the opposite end of the house from the garage, so you may not see it going off. Test its alarm now and often.
19. FYI- It is often difficult to find the outside sewer cleanouts due to mulch, leaves, and grass.
20. 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.
21. 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.
22. FYI- Water supply appears to be from a municipal water system.
23. FYI- Water service pipe to house as seen where it enters crawl space appears to be copper.
24. FYI- The main water cut-off is in the meter pit in the front yard.
25. 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.
26. FYI- A pressure reducing valve (P.R.V.) is required by current codes if water pressure is more than 80 psi. Since water pressure is only 60 psi here, a P.R.V does not appear 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.
27. FYI- Visible interior water supply lines in the house appear to be primarily copper.
28. FYI- Most of the piping is concealed and cannot be identified.
29. FYI- Waste disposal system appears to be to a municipal sewer system, but is undetermined.
30. FYI- The interior drain, waste and vent piping appears to be primarily PVC.
31. FYI- Main natural gas cutoff is at the outside gas meter.
32. FYI- There is a separate gas cutoff valve at the fireplace.
33. FYI- Visible gas piping appears to be primarily hard steel pipe and flex copper tubing.
34. FYI- All plumbing fixtures were tested briefly.

35. 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.
36. FYI- Check water lines at top of water heater for leaks often, to prevent damage to water heater.
37. FYI- Maintain caulking in shower and tub enclosures. Leaks are common and can cause structural damage.
38. 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.
39. 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.
40. FYI- I do not check the overflow drains on bathtubs and sinks.

#### **HVAC (Heating, Ventilating and air conditioning)**

1. Throughout the crawl space, some insulation is torn off the ductwork by people having to crawl past it and by rodents.



- 2.
3. In the crawl space, insulation torn off the ductwork like where you enter the crawl space from outside, under the kitchen,



- 4.
- 5. In the left center crawl space, one metal duct is crushed and duct insulation is missing where someone crawled over it in right picture above.



- 6.
- 7. There is water standing on this flattened duct from condensation, and there is black wet mold-like substance on the wood floor framing above it. Repair/replace crushed duct, insulate duct, clean off mold-like substance and treat area for mold. Picture below shows before and after I wiped my finger through the mold-like substance above the water standing on top of the crushed ductwork.



- 8.
- 9. In the center crawl space, the main supply air duct trunk line is torn almost completely in two under the family room by someone crawling over it. Inspect inside ducts and clean them,

since they have been exposed to the damp crawl space air. There is no plastic vapor barrier over any of the crawl space ground, and the dryer is venting into the crawl space since its vent pipe is pulled apart.



- 10.
11. Some ductwork is laying on the ground in the crawl space. It should be strapped up off the ground per codes.
12. In the crawl space, the metal downdraft exhaust fan vent is crushed where it goes out the rear of the house.



- 13.
14. In the crawl space, there is a floor air vent cut through the sub-flooring it appears to be under the kitchen cabinets that is not sealed over. There are lots of spider webs over it. The right picture above is looking up into the base of the cabinet through the unused rectangular duct hole through the floor. Seal it off airtight since it is not being used.
15. Some straps are off the ductwork in the crawl space by someone crawling over them. The right picture below is my boot holding up one loose strap for the picture.



- 16.
17. Due to the low clearance in this crawl space, the ductwork is partially in the way of crawling through it. But, if you are careful, it is not a problem. I was able to crawl the entire crawl space and was careful to not cause more damage that there already is.
18. Change return air filters monthly.
19. 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.
20. Caulk gaps around where the supply air vent ducts enter through floor from crawl space.
21. In crawl space, caulk gaps at the return air chase; like where the duct goes through the floor.
22. Undercutting the interior doors will improve airflow, when doors are closed.
23. Bath exhaust fans are just vented into the attics instead of to the outside as they should be. There is not much insulation around them.



- 24.
25. The hvac equipment may be nearing the end of its normal useful life. One unit is at least 13 years old.
26. FYI- An a/c temperature drop from ambient to supply of 15 to 20 degrees is desired. I recorded 58 degree supply temperature on both units, indicating proper a/c operation. .
27. FYI- The heat and air conditioning are forced air, central systems.
28. FYI- The air conditioning and heat units are electric heat pumps. Some say we are at the northern limits for electric heat pumps here.
29. FYI- One outside Trane package unit is model #PH5530AKA3. It is serial # L974739296. So, it may be a 1997 model.
30. FYI- The other outside American Standard package unit is model #2WCC03036A1000AA.

It is serial #7382TK39H. Its age is unknown.

31. FYI- The a/c tonnage appears to be approximately  $2.5 + 3 \text{ tons} = 5.5 \text{ tons}$  x about 600 sf/ton = approximately 3,300 sf vs. 3,300 sf given.
32. FYI- The heat supply temperatures appear adequate at more than 100 degrees.
33. 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.
34. 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.
35. FYI- If further review is desired, an HVAC contractor should be contacted. A qualified HVAC contractor should check systems annually.
36. 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.
37. 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.
38. FYI- Carbon monoxide testing is not within the scope of this inspection.

**ATTIC** was inspected by walking through it where possible.

1. The pull-down attic stairs are unsafe. They 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  $\frac{1}{4}$ " 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.
2. The pull-down attic stairs are bowed back and wobbly.
3. The pull down stair legs open out to an odd angle causing some stair treads to be unlevel and unsafe. Also, tighten all nuts, bolts and screws. This is a fall hazard!



- 4.
- 5. Insulation is missing in spots in attic. This can explain the warm areas felt in the rooms when you walked through earlier.



- 6.
- 7. Drywall ceiling is showing in places where there is no insulation.



- 8.
- 9. Insulation is thin in other areas too.
- 10. The walk-up attic stairs are steep, have narrow treads and have no handrails.



11.   
 12. There are some water stains on the wood framing where a PVC pipe goes through the ceiling in the rear left attic above the master. See PLUMBING notes above. Joint is not glued well on the sewer vent pipe in the rear left attic where it has leaked onto the attic floor.   
 13. There are some daylight gaps showing where wasps can enter the attic along the eaves.   
 14. There is no insulation on some of the short walls where they step-up in the attic.



15.   
 16. There are a lot of stored items in the attic, so I cannot see every part of the attic.



17.   
 18. Some nails are missing in metal joist hangers in the center attic floor framing. Every hole in the metal joist hangers should have a nail in it.



- 19.
20. Small trip hazard noted at the uneven walk area at the top of the walkup attic stairs.
21. Add more blown insulation in attic. Where tops of ceiling joists are showing, insulation is only about 5" deep. Attic insulation should be about 13" of loose fill for a desired R-38.
22. 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.
23. FYI- Exterior wall insulation is not visible, therefore, cannot be inspected.
24. FYI- Soffit and roof vents noted. Proper roof ventilation extends the roof's life and prevents internal sweating and excessive heat build-up.

## GARAGE

1. Drywall mud was over the electric panels. Per codes, the electric panels in the garage need to be readily accessible and easily removed. I did my best to cut out around the drywall mud, but some of it came off. This needs to be redone properly.
2. Door swinging into the garage from the patio does not have a landing in the garage. This door swings right out over the stairs. If you're coming from the patio, you step immediately onto the stairs. This is a code violation and is unsafe.



- 3.
4. Wood steps in garage are loose and are different heights. They should not be more than 3/8" difference in height.
5. Common hairline crack noted in the block foundation wall at the front right corner.



- 6.
7. Common cracking noted on concrete slab.
8. Garage door hardware should be checked, tightened and repaired as needed.
9. Test the outside keypad with the code.
10. Proper lubrication of garage door tracks and rollers is recommended.
11. Check garage doors and their safety reverse devices monthly.
12. FYI- Garage doors, hardware and openers are functional. The safety reverse devices worked.

#### **GENERAL INTERIOR NOTES**

1. Some doors to the outside have the type of lock that makes it easy to lock yourself out. They feel unlocked inside when they are actually locked outside.
2. Doors and gates from the house into the pool area need pool alarms and proper locks on them.
3. Some of the plastic tabs are broken off the top sides of the storm windows; like in the master bedroom.



- 4.
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. Add smoke detectors in the bedrooms per current codes.

8. FYI- Smoke detectors are located in the hallways leading to the bedrooms.
9. FYI- Smoke detectors should be checked when you first move in and routinely checked.
10. FYI- Smoke detectors should be operational in at least the bedrooms, hallways leading to the bedrooms, on each floor, garage, etc...
11. 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.
12. 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.
13. FYI- Most of the windows appear to be single pane, double hung glass with storm windows.

## **FOYER**

## **DINING ROOM**

## **FAMILY ROOM**

## **LIVING ROOM**

1. I recommend that you consult with a licensed fireplace/chimney contractor to determine whether the fireplace is in safe working condition prior to using the fireplace. I do not test the fireplace/chimney or comment on its efficiency or operation. It is important that a fireplace/chimney is cleaned on a regular basis to prevent a buildup of flammable materials and ensure its safe operation. Gas log lighter lit and damper opened and closed okay today.
2. Door to the outside drags at the bottom.
3. Windows are stuck.
4. Door to the outside drags at the bottom.

## **REAR RIGHT BATH**

## **KITCHEN**

1. FYI- Refrigerator operates at 46 and 16 degrees. There is no water or ice dispenser. Ice is in its bin.
2. FYI- Calibrations to cooking systems are not evaluated. I do not run self-cleaning cycle.
3. 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**

1. Window is stuck.

## **LAUNDRY**

1. Dryer vent hose is disconnected in crawl space. Replace this white vinyl hose with a proper smooth metal pipe.



- 2.
3. 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.
4. 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 dryer vent fires.
5. 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.
6. FYI- Clean the dryer vent hose and outside hood often.
7. FYI- The 220-volt dryer outlet is working.
8. 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. Window is stuck.

### MASTER BATH

### FRONT LEFT BEDROOM

1. Front-most closet door sticks so badly I could not get it open.
2. Door stop is missing.

### FRONT RIGHT BEDROOM

### MIDDLE LEFT BEDROOM

1. Both windows are stuck.

### LEFT HALL BATH

**CRAWL SPACE** was inspected by crawling through it.

1. Wood crawl space door has some rot or insect damage.
2. Crawl space access is very tight. There is ductwork and pipe running right across inside the door.



- 3.
4. The floor joists are sitting right on the concrete block walls. There should be a pressure treated plate or plastic between them per codes.
5. Rodent waste noted on the ground throughout the crawl. They appear to have been entering under the right package unit.
6. Dryer vent hose is pulled loose in the front right crawl space. It is a vinyl hose, and it needs to be replaced with a smooth metal pipe.
7. Water stains and rotted wood noted under the front door. Caulk the wall outside, and reinforce it from below.



- 8.
9. Floor is rotted out under the master tub. Ensure this leak has been fixed and reinforce under the tub.
10. In the left center crawl space, some insulation has come off the ductwork, and some is crushed where someone has crawled across it. There is water standing on it from condensation, and there is black mold-like substance on the flooring above it. See HVAC notes above.
11. The wood rim joist is rotted out under the door going out to the patio from the living room.



- 12.
13. There are water stains and rot on the flooring under the rear right bath and master bath. Ensure leaks are fixed. Treat for mold. Reinforce floor.
14. Common dampness on ground and concrete block walls around the perimeter foundation walls in the crawl space.
15. Improve the exterior drainage to eliminate dampness in the crawl space as noted under LOT DRAINAGE notes at the beginning of this report.
16. Some drainage contractors add a French drain along the perimeter foundation walls either inside or outside of the crawl space.
17. There are a lot of wood scraps, cardboard and debris on the ground under the fireplace and kitchen. This is termite food.



- 18.
19. 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.



- 20.
21. Ensure the pvc drain line sticking down into the crawl is only from an overflow pan.
22. There is no vapor barrier over the ground. Crawl space ground is gravel.
23. The ground should be completely covered pretty with 6-mil plastic vapor barrier. It is preferred that the plastic be sealed at its edges and seams. Ensure it is covered wall to wall to help reduce mold and mildew. Overlap seams and provide extra at walls.
24. Some pipe insulation is off water lines in crawl space.
25. The yellow flexible gas line is run up through the sharp metal ductwork under the kitchen. This is not advisable.



- 26.
27. FYI- Crawl space vents should remain opened except during freezing temperatures. Close them in the winter. Some are open and some are closed.
28. FYI- 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.
29. FYI- 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](http://www.inspectapedia.com/structure/Crawl_Space_Dryout.htm)
30. FYI- We suggest that you ask the seller if they have ever seen water under the house, and if

so, how much.

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

1. Radon report to follow our 48-hour radon test. An EPA approved radon screening test, using a C.R.M. (Continuous Radon Monitor), is in progress as requested.
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, cover plates,
9. Plumbing
10. HVAC
11. Attic
12. Trip and Fall hazards, like fasteners missing in pull-down attic stairs, attic stairs,
13. Garage
14. Windows
15. Interior room items
16. Crawl space items
17. Radon?

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*

# INSPECTION AGREEMENT

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Evaluation of property located at: **123 Any Lane, Brentwood, TN**  
Inspection is performed for: **Ms. Jane Doe**  
Time of the inspection: **July 5, 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](http://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, 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. We offer professional radon testing for an additional fee if requested to do so.
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 500.00 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 Broadview (formerly Brink's) Home Security to call you at the phone number you have provided to discuss a special alarm system offer. Broadview 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 Brinks Home Security, and Brinks 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 \$500.00 at or before the time of the inspection.

A+ Home Inspections, dba A+ Service, LLC

Client:

*Steve Traylor*

\_\_\_\_\_  
Steve Traylor (owner/inspector)

\_\_\_\_\_  
Signature

# INVOICE

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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**

July 5, 2010

**To:** Ms. Jane Doe

**For inspection performed at:**

123 Any Lane  
Brentwood, TN

**Inspection completed** July 5, 2010  
**Radon Test started** July 5, 2010

**Terms:** Payment due upon receipt of this invoice

Professional Home Inspection and Report	\$375.00
Professional Radon Test and Report	125.00
Total	<u>\$500.00</u>

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*