



Lot #123, 123 Any Street, Any town, 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., Any town, TN 37064 (615) 791-7433 Steve Traylor, owner/inspector

HOME INSPECTION REPORT

Evaluation of property located at: **Lot #123, 123 Any Street, Any town, TN**

Inspection is performed for: **Mr. Any Buyer**

Time of the inspection is: **October 13, 2010 9:30 AM to 1:05PM**

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 2007 (3 years old) but has never been sold.
2. House is currently vacant, but staged.
3. The weather is sunny, and the temperature is approximately 75 degrees F.
4. Since the home is only about 3 years old, there are currently no major components that should be at the end of their normal useful life. However, this is no warranty or guarantee. 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. Any town, 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. Was this home flooded? Determining whether this home is in a flood plain is beyond the scope of my inspection.

2. This home is built on a lot, which slopes steeply from rear left to front.
3. Ground slopes down toward the back of the house; like at the back of the breakfast area and garage where water has entered before.



- 4.
5. The ground should slope away from the house continuously at least one inch per foot for ten feet minimum. But, it is flat right up against the house in places on all four sides.



- 6.
7. The trench is flat along the back of the breakfast area with dirt right up to the bottom of the crawl space vents, with a little gravel on top.



- 8.
9. Ground should slope AWAY from the house.
10. 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.



11.
12. Water could run into these crawl space vents.



13.
14. 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".
15. Ground slopes right down to the back of the garage where water has entered garage.

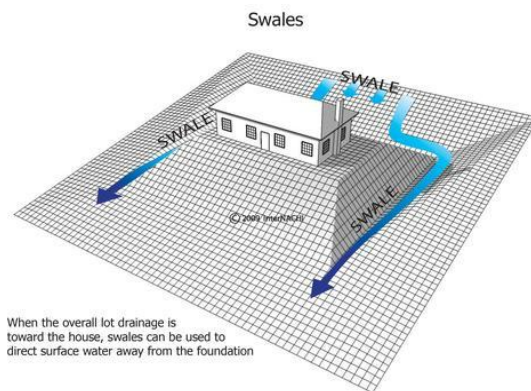
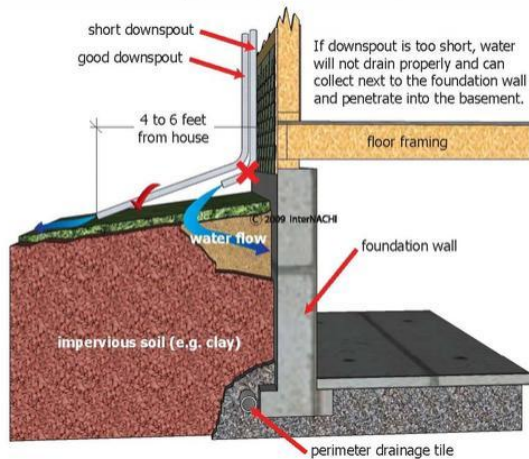


16.
17. It is wet along this rear wall in the garage at this time.



18.
19. 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.

Downspout Extension Too Short



20.
21. Do not cover any crawl space vents, weep holes in brick or bottom of siding with dirt or mulch. Half-circle wells may be needed around crawl space vents.
22. There is NO visible water standing in the crawl space at this time. However, it is damp along the perimeter walls in the crawl space and the garage at this time. Ground is soft and muddy in crawl space. See CRAWL SPACE notes below.
23. Ditch at the rear and right side yards is washed out. These ditches don't have much rock in them, so they are washing out.



24.
25. Water is standing in the ditch along the right side property line where some downspout extension pipes dump out. The erosion in this ditch needs to be corrected.



26.
27. Gulley is washed out along the right side of the rear yard. It could undermine the pine trees.



28.
29. Water runs down the right side of the driveway and washes mulch out on the front steps.
30. Water is standing on top of some of the brick steps on porch steps.

DOWNSPOUT EXTENSIONS

1. What is the pipe going into the side of the rear right downspout extension pipe for? It looks like a lawn irrigation line that may have been cut in two when down spout extension was installed?



2.
3. Downspout extensions often settle down with the soft ground up next to the house, causing the extensions to pull loose from their downspouts. This appears to have happened on the

right rear downspout where it is pulled apart.

4. There are currently some downspout extension pipes on downspouts to direct the roof water away from the foundation.
5. I did not find the daylight ends of all the downspout extension pipes. Find and screen their ends to keep rodents out.

LAWN IRRIGATION SYSTEM

1. Lawn irrigation system is beyond the scope of our inspection. It was not tested or inspected.
2. Backflow preventer on the lawn irrigation system is dripping at this time. It is on the right end of the house.



- 3.
4. I could not test the lawn irrigation system anyway since its display and alarm light show that water is suspended by sensor since it rained last night.
5. There are a few bare areas.
6. Ensure this system is not winterized and then test it before closing.
7. Label the zones in the control the box on the right outside of the house. None are labeled at this time.
8. Lawn irrigation system should be winterized before we have freezing temperatures.
9. The backflow preventer is often removed and stored in the garage during the winter when the system is winterized.
10. You may want to contact the company who winterized it last to ensure it was operating properly.
11. I recommend having the same company winterize it and de-winterize it in case there is a problem.
12. Ensure no sprinkler heads are spraying on the house.

LOT

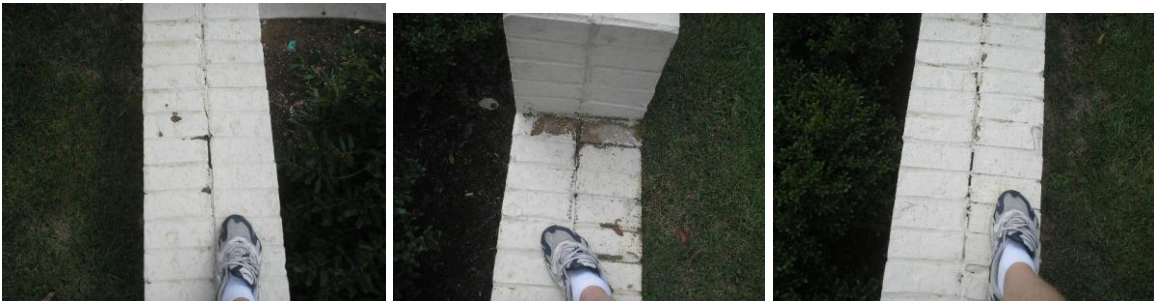
1. Front bottom brick step is a trip hazard where it meets the sloping front sidewalk. Its step up varies from about 1" high to about 4" high.



- 2.
3. Brick retaining walls are about six feet high without protective handrails.
4. I don't see any weep holes in any of the brick retaining walls. Some are about six feet high with no weep holes in them.
5. Top four courses of brick on the retaining wall at the rear of the parking appear to have been hit maybe by a lawnmower. This section appears shifted slightly toward the driveway.



- 6.
7. Other cracks noted in the brick mortar joints on the brick retaining walls.
8. There are several open mortar joints in the tops of the brick retaining walls where moisture can enter, freeze and crack the bricks loose.



- 9.
10. Brick retaining walls are flat on top and do not have stone or concrete caps on them to shed the water off them.



11.
12. Brick is porous and allows water to soak into it.



13.
14. A lot of paint has come off the tops of the brick retaining walls. There was probably water in the top of the brick walls when they painted them.
15. Some paint has come off the bricks at the rear porch too.
16. Common cracking noted on concrete driveway and walks.
17. There are Sentricon termite bait stations on the ground. Were termites found? Is there a transferable warranty?
18. Wood landscape timbers are installed in the ground along the rear of the house to form a short retaining wall near the back of the house. I often find termites in these type of landscape timbers on other homes. I recommend replacing these wood timbers with a brick wall to avoid problems here.



19.
20. Replace dead trees and shrubs.
21. There is a dead pine tree at the right side of the rear yard.



22.

23. Dead tree noted at the rear ditch near the right corner.

24. Ground doesn't cover some bottom brick scraps along the right side of the garage. There is some space where there is not brick.



25.

26. Concrete slab outside of the garage doors appears to have paint overspray about 2 feet out from the garage doors.



27.

28.

29. 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. I cannot see some of the exterior due to bushes covering it.



30.

31. 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.

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. Metal crawl space door and frame are rusted badly.



2.

3. Corbels under the soffit/eave go all the way down the left side of the house as seen from the street, but they do not go all the way down the right side. They are missing from the right side of the master bedroom as seen from the street.



4.

5. On the rear right corner of the upstairs, the crown molding ends without a return on it. Birds can enter behind this whole piece of crown molding here.
6. On the right outside of the house, a vent hood has a piece broken out of it.



- 7.
8. More control joints are needed in the porch slabs per the Portland Cement Association, which states control joints should be placed at two times the concrete slab thickness in feet for a maximum aggregate size of less than 3/4 inch. So, if slab is 4" thick, control joints should be every 8 feet, in both directions. Control joints are planned for cracks which allow for movements caused by temperature changes and drying shrinkage. In other words, if the concrete does crack-you want to have an active role in deciding where it will crack and that it will crack in a straight line instead of randomly. Space joints properly. Space joints (in feet) no more than 2 times the slab thickness (in inches). A 4" slab should have joints 8 feet apart. Cut joints deep enough. Cut joints 25% of the depth of the slab. A 4" thick slab should have joints 1" deep. Grooving tools cut joints in fresh concrete. Joints can be saw cut into concrete after it is cured too.
9. Water stains noted where water puddles on the both ends of the front concrete porch. Water appears to stand here.



- 10.
11. There is a water puddle now on the front concrete porch to the left of the front stairs. It rained last night.
12. Some paint has come off the bricks on the rear corner where the downspout is pulled is loose and the downspout extension has settled into the ground. Fix the downspout, clean, prime, and paint the bricks here.



- 13.
14. Paint doesn't match where it has been touched up at the top outside of the rear master bedroom bay window trim.
15. Several nails on the outside window trim are dimpled in by a hammer, where dimples are not filled in, caulked or painted.



16.



17. There are open saw cuts in siding around some windows, like on the rear breakfast area and bonus room.



18.
 19. There is something sticking out at the top of the trim above the rear master bay windows outside.
 20. There is a gap at the top of the trim above some windows, like rear bonus room windows.



21.
 22. Half of the plastic piece is broken off the top of the mullion on the outside of the rear right French doors from the family room.
 23. I do not see any flashing above the doors and windows.
 24. Some spots of the MDF trim boards are puffed out by water; like at the bottom of the rear master bay bump out and at some nail holes.
 25. Edge of the plywood is showing on the bottom of the rear master bay bump out. The trim usually runs down over the edge of the plywood on the bottom of the bay. This is one reason the MDF trim is puffed out from water trapped here.



26.
 27. Some seams have opened up on the wood on the corners of the rear master bay bump out.
 28. Some of the trim on the rear porch is pieced together with short pieces.
 29. Trim is not flush where trim is pieced together above the rear let doors at the rear porch.



- 30.
31. Trim is pieced together with a diagonal cut at the bottom right of the right French doors on the rear porch. A full length piece of trim should have been used instead of piecing this together.
32. Common slight waviness noted in the Hardie plank siding. Some butt joints have been caulked.
33. All the window screens are missing.
34. On left end of front balcony, some nails are backed out of the trim on the end of the floor boards, leaving gaps.



- 35.
36. There is a 1/2" gap between some of the boards on the right end of the front porch balcony.
37. House wrap is hanging down and covering some of the crawl vents; like on the left side of the house.

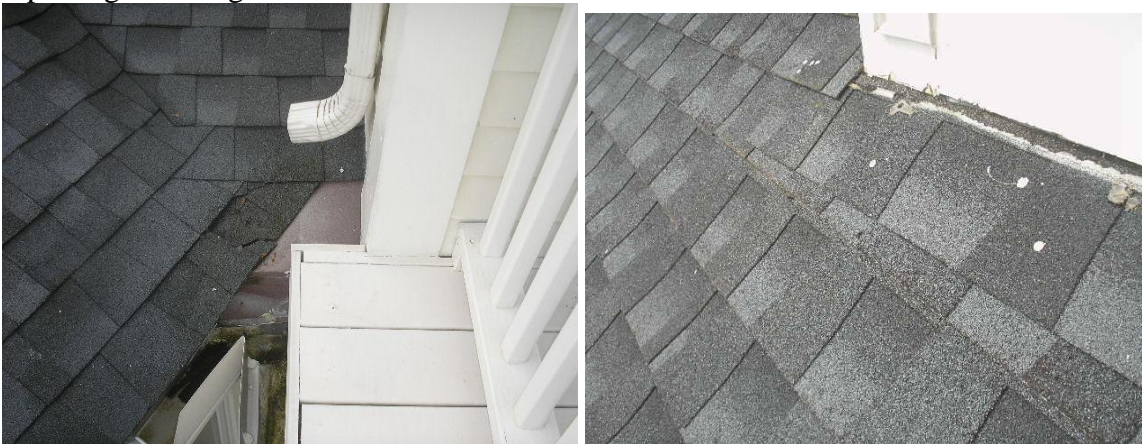


- 38.
39. Finish caulking the wood trim board on the top of the brick ledge on the left end of the house by the electric service.

40. Caulk the bottoms of all wood doorjambs, around doors, windows, and door thresholds as needed regularly.
41. Caulk the bottoms of all wood doorjambs.
42. Caulk around doors, windows, and door thresholds.
43. Common cracking noted on the front porch.
44. Deck flashing is not visible where decks attach to the house.
45. Flashing around doors and windows is hidden and cannot be evaluated.
46. A piece of brick is chipped off on the right side of the garage; as seen out the breakfast area windows.
47. Hairline crack noted in the brick mortar joint on the right side by the package HVAC unit.
48. Hairline cracks noted in the brick mortar joints on the right rear corner of the house.
49. 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.
50. 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.
51. FYI- Exterior wall covering is brick and hardie plank siding.
52. FYI- Chimney appears to be siding covered wood framing, with an interior metal pipe and screened rain cap.

ROOF coverings appear to be composition shingles with some membrane metal roofing. 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. Roof shingle is torn on the front right corner of the rear balcony where the downspout dumps out. I recommend extending this downspout over into the gutter where the shingle is split and replacing the shingle.



- 2.
3. Roof shingles have slid down and are just face nailed under the front attic dormer windows.
4. Remove debris and nails from roofs like seen out the front attic windows.



- 5.
6. Roof shingles are torn and not covering tops of the wood fascia boards on some corners; like on both front right corners. This can be seen with binoculars from across the street.
7. Roof shingle is torn and laying down in the gutter on the front right corner.
8. Roof shingle is raised up where a nail is backed out on the rear upper roof.
9. There are no roof vents or attic access to the area above the master bedroom.



- 10.
11. On the rear roof, the second box vent from the front is crushed.
12. I cannot see the roof under the floor planks on the front and rear balconies.
13. Water is standing on the membrane roof above the front balcony and left side porch at this time.



- 14.

15. 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.
16. FYI- Metal drip edges are seldom seen anymore and are not seen here.
17. 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. There is no gutters on the front porch and balcony roofs.
2. FYI- 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 front left crawl space, one floor joist is cut completely in two for a piece of ductwork. A metal Simpson joist hanger has been put on one end of the header but not on the other. Add the missing Simpson metal joist hanger and put Simpson nails in holes of the hangers.



- 2.
3. At the second pier closest to the crawl space access door, the steel shim plates are not positioned under all three members of the 3-ply girder beam. This can cause separation of the beam. Full bearing of the wood girder beam is needed on its steel shim plates. Move the electrical wire out of the way and add more steel shim plates or tap these over under so they are fully under the beam.



4.
5. One floor joist is cut in two in the center of the crawl, but two other floor joists are right beside it. Ensure this modification was approved by the structural design engineer.



6.
7. In the upper attic, the upper rear roof rafters are just toe-nailed at their bottoms. Add a 2x4 support ledger across their bottom ends which are not supported at this time.



8.
9. Bend over all the sharp nails sticking out of the wood framing at the attic access hole in the garage ceiling.
10. 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.

11. FYI- Foundation consists of concrete footings, concrete block walls and concrete block piers.
12. FYI- Floor structure is wood framing.
13. FYI- Exterior walls appear to be wood framing.
14. FYI- Ceiling joists are wood framing.
15. FYI- Roof framing is conventional wood rafters sheathed with roof decking.
16. 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.
17. FYI- This inspection does not include an assessment of geological conditions and/or site stability.

ELECTRICAL

1. Outlet on the front balcony doesn't test trip. It is NOT GFCI protected at this time, and it should be. 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.
2. Countertop outlet in the laundry is less than 6 feet away from the sink and is NOT GFCI protected and it should be.
3. Front most outlet on the right wall of the bonus room is less than 6 feet away from the bar sink, and it is NOT GFCI protected, and it should be.
4. There is no outlet on the long bar top in the bonus room. There should be a GFCI protected outlet here.
5. In upper attic, the off/on switch is upside down on the disconnect on the HVAC unit. Down should be off even though it is labeled with a Sharpie.
6. Label the breakers in the outside electric panel per codes. There are no labels here.



- 7.
8. Electrical wire in the crawl space under the kitchen is not stapled within 12" of the box and outer insulation is stripped off the wiring outside of the box.
9. There is an outlet but no TV jack above the fireplace on the rear wall of the family room.

However, there is a built in cabinet on the right wall for a TV.

10. I did not see an electric outlet inside the built-in cabinet for the TV in the family room.
11. Media room does not appear wired for surround sound.
12. Get all lights working. Following are some of the lights which were out at this time:
13. Light bulbs are missing from the overhead garage door openers.
14. Half the light is out above the bonus room bar sink.
15. One light is out on the front balcony.
16. One can light is out in the bonus room.
17. One light is out above the foyer stairs.
18. It is not recommended to plug a refrigerator or freezer into the GFCI protected outlet in the garage, since its compressor can trip the GFCI. I did NOT see a separate non-GFCI protected wall outlet here for it.
19. Ensure all light switches are down when lights are off, even if on a 3-way.
20. FYI- Service is underground.
21. FYI- There is a main 225-amp service disconnect breaker panel at meter outside of the home.
22. FYI- There is a 200-amp 120/240-volt grounded breaker sub-panel in the laundry. It was approved 6-28-07 per its sticker.
23. FYI- I removed covers to inspect inside the panels.
24. FYI- There are electric disconnects for the HVAC equipment in the attic and outside.
25. FYI- The 120-volt interior branch wiring is copper where visible, in non-metallic sheathed cable (Romex) as seen inside the panel.
26. FYI- Wiring is spot-checked only. Concealed components are beyond the scope of this inspection.
27. 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.
28. FYI- All lighting fixtures, switches and accessible receptacles were tested.

PLUMBING

1. There has been a leak under the master bath sink. There is a spot on the bottom of the cabinet. Ensure leak has been fixed.



- 2.
3. Cover is off the hot water re-circulating pump above the water heater in the garage and pump

is unplugged.

4. Hot water re-circulating pump is noisy when I plugged it in to test it briefly.
5. I lit the water heater to test it after getting permission from the listing agent PJ. I turned its pilot light back off before I left.
6. Ensure the bottom of the whirlpool tub is supported and has easily removable access panels.
7. FYI- It is often difficult to find the outside sewer cleanouts due to mulch, leaves, and grass.
8. 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.
9. 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.
10. FYI- Water supply appears to be from a municipal water system.
11. FYI- The main water cut-off is in the meter pit in the yard.
12. 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.
13. 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 50 on the front outside hose faucet and only 50 psi on the rear outside hose faucet past the P.R.V, 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. This home is up on a hill, so water pressure may vary at times when use is high at other homes.
14. FYI- Most of the piping is concealed and cannot be identified.
15. FYI- Waste disposal system appears to be to a municipal sewer system, but is undetermined.
16. FYI- The interior drain, waste and vent piping appears to be primarily PVC.
17. FYI- The 74-gallon gas water heater is operating at this time, is vented, raised and protected.
18. FYI- Main natural gas cutoff is at the outside gas meter.
19. FYI- There are separate gas cutoff valves at the gas furnaces, water heater and fireplace.
20. FYI- Visible gas piping appears to be primarily hard steel pipe and flex copper tubing.
21. FYI- All plumbing fixtures were tested briefly.
22. 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.
23. FYI- Check water lines at top of water heater for leaks often, to prevent damage to water heater.
24. FYI- Maintain caulking in shower and tub enclosures. Leaks are common and can cause structural damage.

25. 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.
26. 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.
27. FYI- I do not check the overflow drains on bathtubs and sinks.

HVAC (Heating, Ventilating and air conditioning)

1. Please verify the tonnage of the a/c units. The a/c tonnage appears it may be approximately 4 + 2 tons = 6 tons x about 600 sf/ton = approximately 3,600 sf vs. 4,671 sf given. Most professionals agree on the 600 sf/ton for residential in this area and that it is better for an a/c unit to be slightly undersized than oversized so the a/c unit runs long enough to pull humidity out of the house. However, this appears it may be 1,000 sf undersized. An oversized unit will cycle off and on too often. A/C units need to run in order to pull humidity out of the air inside the house. Units come in half-ton increments. There is a lot of open area in the large foyer. Using Air Conditioning Contractors of America (ACCA) Manual J heat loss/gain calculation method is more precise with less chance of over sizing equipment and reducing comfort. This method takes into account many variables such as insulation to determine the exact size of the hvac unit needed for this particular home. Were manual J calculations performed on this particular home? If so, please provide this for review. Other areas sometimes use 500sf/ton. There are many links to a/c sizing online.
2. Main supply air duct is lying on the ground in the center of the crawl. It should be at least 4" off the ground.



- 3.
4. Central vac in the garage should vent to the outside not into the garage.



- 5.
6. Change return air filters monthly.
7. 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.
8. Caulk gaps around where the supply air vent ducts enter through floor from crawl space.
9. In crawl space, caulk gaps at the return air chase; like where the duct goes through the floor.
10. Undercutting the interior doors will improve airflow, when doors are closed.
11. FYI- An a/c temperature drop from ambient to supply of 15 to 20 degrees is desired. I recorded 58 degree supply temperature upstairs and 58 degrees supply temperature downstairs, indicating proper a/c operation.
12. FYI- HVAC equipment brand appears to be Carrier.
13. FYI- The heat and air conditioning are forced air, central systems.
14. FYI- Air conditioning is electric.
15. FYI- Heat is gas.
16. FYI- The outside downstairs package unit is model #48SD-060115311TL. It is serial # 2707G51187.
17. FYI- The outside a/c condensing unit for upstairs is model #24ABR3488320. It is serial # 2407E28406.
18. FYI- The heat supply temperatures appear adequate at more than 100 degrees.
19. FYI- There is a Carrier gas furnace in the attic. It has a pan, drain, and float switch.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. FYI- Heat exchanger examination or carbon monoxide testing is not within the scope of this inspection.
26. FYI- I do not test the float switch in the emergency overflow pan under the attic a/c unit, or evaluate the water tightness of the overflow pan or condensate drain lines.
27. 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. There are no roof vents or access into the attic above the master bedroom and there should be.
2. Ensure bath exhaust fan hoses are permanently attached to vents through roof.
3. Sharp nails are sticking through the top of the pull-down attic stairs where the trim is shot on.
4. Sharp nails are sticking out around the attic access.
5. There needs to be more insulation in the attic. Tops of ceiling joists are showing in places like in the front attic.



- 6.
7. Add more blown insulation in attic. Where tops of ceiling joists are showing, insulation is only about 7" deep. Attic insulation should be about 13" of loose fill for a desired R-38.
8. 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.
9. FYI- Exterior wall insulation is not visible, therefore, cannot be inspected.
10. FYI- Soffit and roof vents noted. Proper roof ventilation extends the roof's life and prevent internal sweating and excessive heat build-up.

GARAGE

1. Water stains noted on the concrete block walls and concrete floor slab in both rear corners of the garage.



- 2.
3. Both of these corners are wet and “peg” my moisture meter at this time. There is white efflorescence on the block wall here. Efflorescence typically occurs during the initial curing of masonry construction, particularly brick, when water moving through a wall or other structure, brings salts to the surface. As the water evaporates, it leaves the salt behind, which forms a white, fluffy deposit, that can normally be brushed off.
4. Concrete block wall is cracked from the water in this right rear corner at this time.
5. Common cracking noted on concrete slab.
6. Garage door hardware should be checked, tightened and repaired as needed.
7. Proper lubrication of garage door tracks and rollers is recommended.
8. Check garage doors and their safety reverse devices monthly.
9. Remotes are in rear door opener light cover, but are missing from the front one.
10. Lights are out in both door openers.
11. There is an interior door leaned up in the garage. Where does it go?
12. FYI- Garage doors, hardware and openers are functional. The safety reverse devices worked.

GENERAL INTERIOR NOTES

1. Central vac system is beyond the scope of my inspection.
2. I could not test the central vac ports, since I didn’t find the hose. I did hear it run from the toe-kick port in the kitchen.
3. Central vac should be vented to the outside from the garage as most usually are now.
4. 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.
5. Caulk tub and shower faucets and their spouts to tub and shower walls.
6. I recommend adding carbon monoxide detectors since home has gas heat.
7. FYI- Smoke detectors are located in the hallways leading to the bedrooms and in the bedrooms.
8. FYI- Smoke detectors should be checked when you first move in and routinely checked.
9. FYI- Smoke detectors should be operational in at least the bedrooms, hallways leading to the bedrooms, on each floor, garage, etc...
10. 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.

11. 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.
12. FYI- Most of the windows appear to be double pane, double hung insulated glass.

FOYER

1. Third oak stair up has about a 1/4" indentation in it.

DINING ROOM

MEDIA ROOM

1. Right door is out of plumb, doesn't latch, and has a lot of daylight showing at its top.

FAMILY ROOM

1. A lot of wasps fell and flew out of the fireplace flue pipe when I opened its damper. Seal it where wasps cannot enter. Check this wood burning fireplace flue pipe for separation.
2. Brass gas floor valve needs to be screwed together in the floor. Someone has to push the valve up so the flange can be screwed together like it should be.



- 3.
4. 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.

HALF BATH

1. Exhaust fan is noisy.

KITCHEN

1. Secure the baseboard at the toe kick at the central vac below the kitchen sink. The whole toe kick moves when you operate the foot operated central vac lever.
2. Secure the dishwasher in its opening. Finish installing it. Its bottom face cover is not

attached either.

3. FYI- Refrigerator/Freezer is operating at 40 and 7 degrees at this time. There is ice in its bin.
4. FYI- Waterline for refrigerator appears okay at this time. Re-check it often for leaks.
5. FYI- Calibrations to cooking systems are not evaluated. I do not run self-cleaning cycle.
6. 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. 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.
2. 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.
3. 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.
4. FYI- Clean the dryer vent hose and outside hood often.
5. FYI- The 220-volt dryer outlet is working.
6. 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

MASTER BATH

BONUS ROOM

FRONT LEFT UPSTAIRS BEDROOM

FRONT LEFT UPSTAIRS BATH

FRONT RIGHT UPSTAIRS BEDROOM

FRONT RIGHT UPSTAIRS BATH

REAR RIGHT UPSTAIRS BEDROOM

1. There is a dark spot on the carpet under near the pull-down attic stairs.

REAR RIGHT UPSTAIRS BEDROOM

CRAWL SPACE was inspected by crawling through it.

1. Concrete block walls are damp and have efflorescence on them; like on the front wall of the crawl space by the planter, in both front left corners, on the left wall and across the rear wall.



- 2.
3. Efflorescence typically occurs during the initial curing of masonry construction, particularly brick, when water moving through a wall or other structure, brings salts to the surface. As the water evaporates, it leaves the salt behind, which forms a white, fluffy deposit, that can normally be brushed off. It is common to see this in the crawl space walls behind outside porches.



- 4.
5. Ground is soft and muddy in back of crawl space where outside ground slopes down to the trench along the back of the house.



- 6.
7. Improve the exterior drainage to eliminate dampness in the crawl space as noted under LOT DRAINAGE notes at the beginning of this report.
8. Some drainage contractors add a French drain along the perimeter foundation walls either inside or outside of the crawl space.
9. Common dampness on ground around the rest of the perimeter foundation walls in the crawl space.
10. There is a positive drain in the front right corner of the crawl. It has NO water standing at it at this time.
11. A temporary wood board needs to be removed from the left crawl space wall. It is wet and touching the dirt. This invites termites.



- 12.
13. Remove the wood scraps; like in the front right crawl too.
14. 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.
15. 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.
16. Cut material out from over crawl space vents, like needed on the left side by the electric service.
17. FYI- Crawl space vents should remain opened except during freezing temperatures. Close them in the winter.
18. 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.
19. 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

ADDITIONAL ITEMS

1. Check the overflow drains on bath tubs and sinks.
2. Clean off tops of trim ledges above doors like needed in the foyer.
3. Clean windows inside and out, including under the bottom sash when the window is open.
4. Check windows and doors for scratches and fogged glass or condensation between insulated glass panes.
5. Clean and caulk door thresholds. Replace aluminum thresholds if they are dented.
6. Clean light fixtures, cabinets, counters and vanities.
7. Clean out supply air vents and ducts in floor.
8. Clean and caulk gaps into crawl space around air supply ducts through floor.
9. Clean out strainers on sink faucets.
10. Complete buyer's punch lists.

11. Complete cosmetic items.
12. Ensure there are no dents in appliances.
13. Ensure there are no dents in metal doors.
14. Get all smoke detectors operating and make sure they are all hard wired together.
15. Install all matching screws in door hinges.
16. Install carbon monoxide detectors.
17. Provide a list of subcontractors and suppliers to buyer.
18. Provide a written minimum of one year warranty to buyer.
19. Provide all warranty information to buyer, including, but not limited to manufacture's warranties for appliances, thermal window pane seals, roof shingle ratings, etc...
20. Provide a copy of the C.O. (certificate of occupancy) to buyer.
21. Provide garage door opener remote controls to the buyer.
22. Remove cover from laundry drain line hole at washer connections.
23. Seal all holes through foundation walls and floors.
24. Seal holes and gaps inside cabinets under sinks, stove, master tub, fireplace, etc... Use sheet metal and caulk if holes are too large to just seal with caulk.
25. Set all door hinge pins.

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

1. Radon report was emailed to you earlier, following our 48-hour radon test. An EPA approved radon screening test, using a C.R.M. (Continuous Radon Monitor), was performed.
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. Trip and Fall hazards
5. Exterior
6. Roofing
7. Gutters and drainage
8. Structural
9. Electrical
10. Plumbing
11. HVAC
12. Attic
13. Garage
14. Windows
15. Interior room items
16. Crawl space items

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: **Lot #123, 123 Any Street, Any town, TN**
Inspection is performed for: **Mr. Any Buyer**
Time of the inspection: **October 13, 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 592.00 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 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 \$467 + 125= \$592.00 radon testing at or before the time of the inspection.

A+ Home Inspections, dba A+ Service, LLC

Steve Traylor

Steve Traylor (owner/inspector)

Client:

Signature

INVOICE

Please make payable to: **Steve Traylor (owner/inspector)**
A+ Home Inspections, d.b.a. A+ Services, LLC
193 Heathersett Drive, Any town, TN 37064
(615) 791-7433

October 13, 2010

To: Mr. Any Buyer

For inspection performed at:

Lot #123
123 Any St.
Any town, TN

Inspection completed October 13, 2010
Radon Test completed October 13, 2010

Terms: Payment due upon receipt of this invoice

Professional Home Inspection and Report	\$467.00	(10 cents per square foot)
Professional Radon Test and Report	125.00	
	<hr/>	
Total	\$592.00	

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

A+ Home Inspections

A+ Services, LLC