



123 Farm Road, Anywhere, TN

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

InterNACHI (International Association of Certified Home Inspectors) #10121101

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

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

HOME INSPECTION REPORT

Evaluation of property located at: **123 Farm Road, Anywhere, TN**
Inspection is performed for: **Mr. and Mrs. John Smith**
Time of the inspection is: **February 9, 2011 9:30 AM to 3:04 PM**

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 2008 (3 years old) based on the date on the code sticker in the electric panel
2. House is currently vacant.
3. The weather is cloudy, and the temperature is approximately 29 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

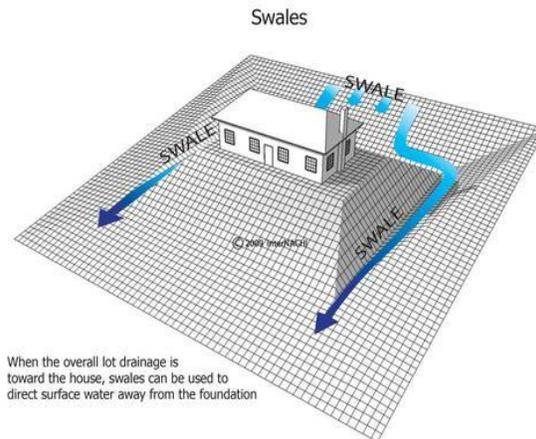
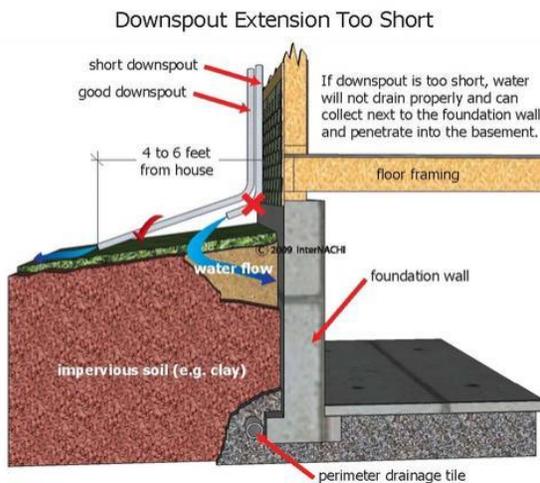
1. There was a heavy flood in Middle TN on May 1st and 2nd, 2010. Many basements, crawl spaces and homes were filled with water. Franklin, TN received over 18" in 2 days. Water damage, mold, rot, underground conditions and hidden damage could have occurred. Hidden

conditions cannot be evaluated since they are concealed. Mold is a health hazard. 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 relatively flat lot, which slopes from left to right.
3. 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.



- 4.
5. 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".
6. Adding sloping compacted clay dirt up against house to any low lying areas around the foundation where ground settles, will help kick water away from house. Do not cover any crawl space vents with dirt or mulch. Half-circle wells may be needed around crawl space vents.



- 7.
8. 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.
9. There are some water puddles in the crawl space at this time under the plumbing leaks. See CRAWL SPACE notes below.
10. Extend the a/c condensate drain lines and condensate pump hose away from the left outside of the house. They are emptying their approximately 7 or 8 gallons of water a day right up against the foundation wall.



- 11.
12. Position splash blocks better under downspouts and slope them AWAY from house.
13. Downspout extensions are preferred.

DOWNSPOUT EXTENSIONS

1. Some downspouts are dumping out in a low areas; like at both ends of the front porch, on left end, corner of garage, and other places.



- 2.
3. I recommend adding solid downspout extension pipes on downspouts to direct the roof water away from the foundation.
4. Secure extensions to downspouts with non-corrosive screws.
5. Bury the downspout extensions and cover their drain ends with screens or pop-up drains.

LOT

1. There needs to be a graspable handrail on the front steps. It is removed and lying near the overhead garage doors.



- 2.

3. Some PVC handrail vertical pickets are broken on the front porch, like where the graspable wooden handrail is removed.
4. There are no control joints in the sidewalk, front porch or patio. So, there is random cracking here. 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. According to the Portland Cement Association, 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. 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. Saw cut cuts joints as soon as the concrete is hard enough that the edges abutting the cut don't chip from the saw blade. Joints can be saw cut into concrete after it is cured too. Some existing saw cuts are too shallow to work effectively.
5. Common cracking noted on concrete driveway, walks and front porch.



- 6.
7. What caused the sunken spot in the yard at the left end of the house?
8. Some bare dirt noted above where it appears septic tank is in back yard.
9. Common waviness noted on stamped concrete front porch slab.
10. 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. There have been a lot of mice in the crawl space and house.
11. On left end of house, the concrete HVAC pad is undermined some where water runs back under it from the a/c condensate drain line off the outside package unit.
12. 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.
13. Fence and gates are beyond the scope of my inspection. However, I noticed bottom and side rails are pulled loose on left gate, some wood fence boards are deteriorated, and wood is split at garden gate latch.
14. Broken glass noted in fire pit.

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. Rear porch screened door is torn.
2. Rear screen porch door drags.
3. Vinyl soffit is dropped down in some corners where birds can enter; like at the rear left corner of the rear screened porch.
4. Bath exhaust fan louvers are hanging out of the soffit; like above the rear porch roof.



- 5.
6. Bare wood is showing where small piece of aluminum trim is missing on end of trim board below where shingles are missing on right front upstairs corner.
7. Spot of bare wood is showing at left end of centered overhead garage door where aluminum trim doesn't cover it completely.
8. Dining room window's side guide is broken off some.
9. A trim board is broken in two under the double right windows above the right end of the front porch. Secure it and seal around it.



- 10.
11. Most of the window screens are missing. Some are stored in the upper attic.
12. One piece of siding has come loose on the front of the garage under the eave.



- 13.
14. The mitered ends of some pieces of Hardie plank siding are sticking out where they do not appear attached well on the gables. Since planks are attached only across their tops, the long mitered ends are sticking out where they are not attached.
15. Vertical but joints between ends of Hardie siding planks have been caulked, but have opened back up. Joints should be staggered, but a lot of these are lined up vertically.



- 16.
17. Seal all holes through walls to keep mice out.
18. Caulk the bottoms of all wood doorjamb, around doors, windows, and door thresholds as needed regularly.
19. Caulk the bottoms of all wood doorjamb.
20. Caulk around doors, windows, and door thresholds.
21. Common cracking noted on the front porch.
22. Caulk around outside of overhead garage doors.
23. Caulk and paint wood on cupola better on front right roof.



- 24.
25. Flashing around doors and windows is hidden and cannot be evaluated.
26. 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.
27. 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. Since these are only short knee walls, weep holes are omitted.
28. FYI- Exterior wall covering is primary Hardie plank siding with some bricks below it.
29. FYI- There is no chimney. Therefore, verify the gas logs are the vent-free or vent-less type.

ROOF coverings appear to be composition shingles. The sloped roof was inspected from the ground, with binoculars and by walking on some of it where I could not see it from the ground. I usually do not walk on the roof unless I have to in order to see it all, as there is a possibility of damaging the roof and causing a leak. My evaluation is to determine if portions are missing or deteriorating. I do not evaluate hail damage since it is so opinionated.

1. Roof shingles have never been put on the return on the right end of the front upstairs overhang where bare wood OSB roof sheathing is exposed. There are some extra shingles stored in the crawl space.



- 2.
3. There are some exposed nail heads on the roof; like on roof ridges and on roof flashing. Seal them with a good clear roof caulk.
4. FYI- Inspectors cannot determine watertight integrity of roofs by a visual inspection.

Underlayment and decking are hidden by the roof coverings and cannot be evaluated by this inspection.

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

GUTTERS & DOWNSPOUTS

1. Dents in some downspouts may be from hail?
2. Gutters, downspouts and drains are often ignored. Poor maintenance on these items can cause more damage to house exteriors and foundations than possibly any other component. Gutters and downspouts should be cleaned at least once a year and kept in good condition to ensure the water flows through the gutters to the downspouts and well away from the house.

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

1. In the crawl space, three short wood girder beams are sitting on concrete block piers under the kitchen island area. The left wood blocking is almost off its block support where it is misaligned. Brace this wood blocking to prevent their potential leaning.



- 2.
3. Part of one member of the 3-ply wood girder beams are not fully supported on top of the concrete block piers, since only 4"x4" steel shim plates are used and the beams are about 4 1/2" wide. This is why we always recommend 4"x6" steel shim plates. Codes call for full bearing, but we see this overlooked by the code inspector on most homes.



- 4.
5. 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.
6. FYI- Foundation consists of concrete footings, concrete block walls and concrete block piers.
7. FYI- Floor structure is wood framing.
8. FYI- Exterior walls appear to be wood framing.
9. FYI- Ceiling joists are wood framing.
10. FYI- Roof framing is conventional wood rafters sheathed with roof decking.
11. 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.
12. FYI- This inspection does not include an assessment of geological conditions and/or site stability.

ELECTRICAL

1. CAUTION! Dishwasher wire is sticking out and live where dishwasher is missing. I turned the breaker off to the dishwasher.
2. CAUTION! There are some live exposed wires where lights and fans have been removed.
3. Light fixture is missing in the loft above the half circle window. Wires are hanging out of the ceiling here.



- 4.
5. Light fixture is missing in the dining room. Wires are hanging out of the ceiling.
6. Wires are hanging out of the light fixture in the rear left upstairs bedroom and it is not hooked up properly. These wires touching were tripping the breaker.
7. Some cables, which look like speaker wires, are hanging outside at both ends of the front

porch and on front right corner of garage.

8. Cover is missing off the outlet on the left end of the porch.
9. Cover plate is missing on the outlet in the cabinet in the bonus room.
10. Get all lights working. Following are some of the lights which were out at this time:
11. Two front porch lights are out.
12. One light is out in the rear right upstairs bedroom closet.
13. One light is out in the garage ceiling.
14. Bulb is missing in the left attic at the bonus room.
15. One light is out in the pantry closet.
16. One light is out in the rear right upstairs bedroom closet.
17. One bulb is missing in the left crawl-in attic.
18. I did not see flood lights come on. They may be on photocells/motion sensors.
19. Install all cover plates and their screws on outlets, switches and junction boxes.



- 20.
21. 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.
22. Ensure the master whirlpool pump motor housing is grounded if it is metal. It often is not and should be.
23. In left crawl space, electric outlet for humidifier and condensate pump is NOT GFCI protected and it should be per codes. However, if it trips, water may enter crawl space.



- 24.
25. As seen from crawl space, there is a piece of wiring sticking down through the floor and is cut off below the floor under the master tub. Since there is no proper access to see under tub, I don't know what this wire is for. It appears it may be the wire to the outlet for a whirlpool tub motor. A breaker is labeled for tub in panel.
26. FYI- Current codes now require Arc-fault breakers to detect and trip when arcing occurs,

since arcing is often the cause of an electrical fire. Due to the age of this house, it does have arc-fault breakers.

27. FYI- 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.
28. FYI- Service is underground.
29. FYI- Service wire coming into top of main panel is aluminum. This is common.
30. FYI- There is a main 225-amp service disconnect breaker panel at meter outside of the home.
31. FYI- There is a 200-amp 120/240-volt grounded breaker sub-panel in the laundry. It was approved 10-27-08 per its sticker.
32. FYI- I removed covers to inspect inside the panels.
33. FYI- There are electric disconnects for the HVAC equipment in the attic and outside.
34. FYI- The 120-volt interior branch wiring is copper where visible, in non-metallic sheathed cable (Romex) as seen inside the panel.
35. FYI- Wiring is spot-checked only. Concealed components are beyond the scope of this inspection.
36. 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.
37. FYI- All lighting fixtures, switches and accessible receptacles were tested.

PLUMBING

1. CAUTION! Cap the gas line at the patio.
2. As seen in crawl space, at least one red PEX water supply line is leaking below the floor joists under kitchen/laundry wall area. It drips about every two seconds. We turned the water back off to the house before we left. PEX stands for cross linked polyethylene. PEX Tubing is the most advanced and tested material available on the market today. PEX Tubing is designed for use in Radiant Floor Heating Systems and PEX Plumbing systems. It is gaining in popularity due to its ease of installation and durability.



- 3.
4. Master shower drain pipe is busted and leaking badly right below shower drain collar. It appears it may have been this way every since the house was built. This excess water in the crawl space is probably what caused the oak floors to cup. Clean out pipes and repair here.



- 5.
6. Septic sewer system is beyond the scope of my inspection. Its pump or other components were not inspected or tested.
7. Septic companies recommend having your septic tank(s) pumped and inspected every three years. So, it is time for this one. I recommend this be done prior to closing.
8. When they turned the water on in the meter pit in the front right yard, some water came out of the supply lines to the dishwasher and refrigerator. I turned their shutoffs off.
9. I could not get the master whirlpool tub to run. There is no access panel for me to see under it. I could only see an electric outlet up in the tub enclosure from the crawl space by looking through a hole through the floor. There is nothing plugged into this outlet and the pump motor usually is. I could not see the pump or its motor through this small hole. A proper access hole is needed. If the pump and motor are there, it may just need to be plugged in?



- 10.
11. Dishwasher is missing.
12. Dishwasher discharge hose is missing.
13. Dishwasher drain hose should have a high loop all the way up to where it touches the

underside of the counter top. With the high loop, your sink would have to fill all the way up to the top almost overflowing onto the counter due to a blockage in the drain system, before you notice the sink backing up into the dishwasher. Use the hole drilled high in the cabinet between dishwasher opening and sink.

14. Half bath and rear middle upstairs bath commode flush kits run intermittently.
15. Ensure the dishwasher discharge hose goes into the disposal. There is an empty hole for it in the side of the disposal now.
16. Ensure the bottom of the whirl pool tub is supported.
17. There should be an easily removable access panel to inspect under whirlpool tub periodically, since leaks are common here.
18. Several commodes are running continuously; like in half bath, right rear upstairs,
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 PEX.
24. FYI- The main water cut-offs are in the meter pit in the yard and in the garage.
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.
27. FYI- Since water pressure is 70 on the front outside hose faucet and only 70 psi on the rear outside hose faucet past the P.R.V, the P.R.V does not appear to need adjusting 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.
28. FYI- Visible interior water supply lines in the house appear to be primarily PEX.
29. FYI- Most of the piping is concealed and cannot be identified.
30. FYI- Waste disposal system appears to be to a septic sewer system, but is undetermined.
31. FYI- The interior drain, waste and vent piping appears to be primarily PVC.
32. FYI- The 75-gallon gas water heater is operating at this time, is vented, raised and protected. It was already lit when I arrived at the inspection.
33. FYI- There is an expansion tank above the water heater in the garage.

34. FYI- Main natural gas cutoff is at the outside gas meter.
35. FYI- There are separate gas cutoff valves at the gas furnaces, water heater and fireplace.
36. FYI- Visible gas piping appears to be primarily hard steel pipe and flex copper tubing.
37. FYI- All plumbing fixtures were tested briefly.
38. 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.
39. FYI- Check water lines at top of water heater for leaks often, to prevent damage to water heater.
40. FYI- Maintain caulking in shower and tub enclosures. Leaks are common and can cause structural damage.
41. 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.
42. 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.
43. FYI- I do not check the overflow drains on bathtubs and sinks.

HVAC (Heating, Ventilating and air conditioning)

1. Investigate how the furnaces' hybrid systems work. I could not get furnaces to run in electric mode only, even when I had their thermostats set on "Em heat", which is usually electric heat strips for emergency heat. I didn't have the operating instructions, so my test was limited.



- 2.
3. Honeywell HM512A1000 True Steam direct injection humidifier in left crawl space needs to be cleaned and serviced. Its cover was partially off and its "press energy" light is blinking.



- 4.
5. Ensure humidifier is set properly since it sprays water right into the main downspouts ductwork, which may cause mold in ductwork. I often find them improperly set.
6. Use humidifier very sparingly if at all.
7. Align and secure condensate pump under humidifier in left crawl space. Its drain was not connected.



- 8.
9. Cover is off the Honeywell equipment interface module circuit board on the ductwork near the humidifier in the front left crawl space.
10. Change return air filters monthly. They are all very dirty at this time.
11. 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.
12. Caulk gaps around where the supply air vent ducts enter through floor from crawl space.
13. In crawl space, caulk gaps at the return air chase; like where the duct goes through the floor.
14. Undercutting the interior doors will improve airflow, when doors are closed.
15. Rooms above garage may be less comfortable than rest of house since it is above the garage, which is often not insulated.
16. Since the outdoor temperature was below 65 degrees, the a/c components could not be checked. Some say that activating an a/c system when it is below 65 degrees outside, can damage the compressor. An a/c temperature drop from ambient to supply of 15 to 20 degrees is desired. When temperature is above 65 degrees, check temperature drop.
17. The a/c tonnage appears to be approximately $3 + 3.5$ tons = 6.5 tons x about 600 sf/ton = approximately 3,900 sf vs. 3,458 sf given. It is usually better to be a little undersized than oversized.
18. Heat was off when we arrived. As requested, we turned heat back off upstairs and to lowest setting downstairs to help prevent pipes from freezing.
19. FYI- HVAC equipment brand appears to be Carrier.
20. FYI- The heat and air conditioning are forced air, central systems.
21. FYI- Air conditioning is electric.

22. FYI- Heat is gas, but unit says it hybrid. So they may have an electric mode too?
23. FYI- The outside downstairs package unit is model # 48EZ-0360903. It is serial # 4608G30905. So it appears to be a 2008 model.
24. FYI- The outside a/c condensing unit for upstairs is model # 25HBA342A310. It is serial # 5007E08315. So it appears to be a 2008 model.
25. FYI- The heat supply temperatures appear adequate at more than 100 degrees.
26. FYI- As a detailed review of the cooling capability is beyond the scope of this inspection, we make no warranty of the system's adequacy.
27. FYI- Outside a/c condenser fins should be kept clean and free of debris for proper operation of the unit. Plants should be kept two feet away from the condensing unit to allow adequate airflow.
28. FYI- The gas heat exchangers were not inspected for cracks or holes. Normally, this requires partially disassembling the furnace and is only done by a licensed HVAC contractor. If further review is desired, an HVAC contractor should be contacted. A qualified HVAC contractor should check systems annually.
29. FYI- I recommend that you have all HVAC equipment cleaned and serviced at least once a year. Regular service is very important to the life of the equipment and for efficient operation. Air filters should be changed monthly, or more often during dusty situations such as remodel.
30. FYI- Mechanical equipment is operated at the time of the inspection to see if it is functioning. Conditions may change thereafter, so a check of all items is recommended just prior to closing. I am not a heat/air or appliance technician and do not evaluate internal mechanisms. If a more detailed check is desired, then a licensed professional heating/air conditioning contractor should be contacted. Typical life spans of HVAC equipment range from 8-15 years. Most A/C and heat pump compressors carry a manufacturer's warranty of no more than five years. A detailed review of the heating and cooling capability is difficult to determine during a one-time inspection and therefore is excluded from this report. I make no warranty as to the system's adequacy.
31. FYI- Heat exchanger examination or carbon monoxide testing is not within the scope of this inspection.
32. FYI- I do not test 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.
33. FYI- Due to insulation and other items blocking the view, it cannot be determined if the bath exhaust fans are all vented to the outside as they should be.

ATTIC was inspected by walking through it where possible.

1. The pull-down attic stairs are missing proper fasteners in the open holes in both main metal side spring arm pivot plates and both metal header brackets. The WARNING label on the stairs usually calls for 1/4" x 3" long lag screws or 16d nails through the spring arm pivot plates, the corner brackets at the main header hinge, the opposite frame member and both side lengths of the frame. The use of sheetrock screws or finish nails are prohibited and can cause the stairway to suddenly fall from the opening possibly causing bodily injury. Tighten all nuts, bolts and screws. This is a fall hazard!

2. There is only R-19 batt insulation on the sloped ceiling above the bonus room as seen from attic areas.
3. There is no access to the small triangular attic area above the front bonus room.
4. There is no insulation above pull-down attic stairs.
5. Attic insulation should be about 13" of loose fill for a desired R-38 per new codes. This appears to be about 10" for an R-30 which was required when the house was built.
6. 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.
7. FYI- Exterior wall insulation is not visible, therefore, cannot be inspected.
8. 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. Tornado room in rear garage slab has about 4" of water standing in its bottom. Where did this water come from? Pump water out.



- 2.
3. Musty odor noted inside tornado room. Replace carpet on stair treads with traction tape.
4. Concrete slab is a little rough around the tornado room door in slab.
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. FYI- Garage doors, hardware and openers are functional. The safety reverse devices worked.

GENERAL INTERIOR NOTES

1. Cupping noted on hardwood floors is usually from excess moisture in crawl space.



- 2.
3. The only smoke detectors appear to be the ones on the alarm system, so don't power down the alarm system.
4. Exterior doors have the type of lock that makes it easy to lock yourself out.
5. Locks on the sliding pocket doors do not work well. They are hard to latch and they stick locked some.
6. Dents noted in the drywall walls at the right upstairs hallway.
7. Common cracking noted on drywall; like in the front center of the main bonus room, bottom of stairs, ceiling in front of pantry, and other areas.
8. At least two window panes have bb holes through them.
9. 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.
10. Caulk tub and shower faucets and their spouts to tub and shower walls.
11. Oak supply air grills may not be removable from oak flooring and they should be for cleaning.
12. I recommend adding carbon monoxide detectors since home has gas heat.
13. FYI- Smoke detectors are located in the hallways leading to the bedrooms and in the bedrooms.
14. FYI- Smoke detectors should be checked when you first move in and routinely checked.
15. FYI- Smoke detectors should be operational in at least the bedrooms, hallways leading to the bedrooms, on each floor, garage, etc...
16. 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.
17. 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.
18. FYI- Most of the windows appear to be double pane, double hung insulated glass.

FOYER

1. Front door drags side some.
2. Front door's slide-in weather-stripping is torn.

DINING ROOM

1. Joints are noticeable in some bead board wall panels.

OFFICE/STUDY

FAMILY ROOM

1. Chain for the ceiling fan is not pulled down through the hole for it.
2. Doorstop is missing on the door to the outside.
3. Key is missing for gas valve in floor. I used mine to test it.
4. I recommend that you consult with a licensed fireplace contractor to determine whether the fireplace is in safe working condition prior to using the fireplace. I do not test the fireplace or comment on its efficiency or operation. It is important that a fireplace is cleaned on a regular basis to prevent a buildup of flammable materials and ensure its safe operation.
5. Verify these are vent-less gas logs since this fireplace has no visible vent to the outside. There should be a carbon monoxide detector present anytime this unit is operated. Also, the manufacturer's instructions should be read to determine what kind of fresh air requirements there are for this fireplace. Often times there needs to be a window opened or some other source of fresh air supplied while this appliance is running. Gas logs lit okay.

HALF BATH

KITCHEN

1. Dishwasher and its drain hose is missing.
2. Dishwashers are complicated and get used a lot. They may fail without warning at anytime.
3. Doorstop is missing for the pantry door.
4. Patch holes through drywall above upper kitchen cabinets where wires go to lights on top of cabinets.



5.

6. Missing hinge pin in pantry door and doorknob is dented.
7. FYI- Waterline for refrigerator appears okay at this time. Re-check it often for leaks.
8. FYI- Calibrations to cooking systems are not evaluated. I do not run self-cleaning cycle.

BREAKFAST AREA

LAUNDRY

1. One cabinet door is off. There may have been a litter box here.
2. Urine odor smelled in laundry.
3. 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.
4. 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.
5. 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.
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. Part of the side door jamb trim is busted out where a surface bolt latch has been added.
2. Doorstop is missing.
3. Two screws are missing from the sliding lock on the door.

MASTER BATH

1. Tub does not run.
2. Need access hole to under tub.
3. Common cracking noted on tile work around tub.
4. There are a lot of dead wasps in the light above the commode. Screen it better from outside eave vent. Light is out.
5. Stains noted around top of walls. It appears it may be soot from candles in the high humidity. Always run bath exhaust fans to vent out shower humidity and limit use of candles.



- 6.
7. Latch sticks on the pocket door to the master bedroom.
8. Lock doesn't work well on the pocket door.
9. Timer was not checked on floor heat, but it did heat up in manual mode. I turned in back off.

BONUS ROOM

1. Ceiling is patched where there may have been a leak on the right ceiling between the front right light and the supply air vent.
2. Common crack noted on ceiling near where you go into front sewing room.

SEWING ROOM in front of bonus room

1. This room is above the garage and is much colder than the rest of the house.
2. Sloped ceiling only has R-19 batt insulation in lieu of R-30.
3. Light is out in left attic.

REAR RIGHT UPSTAIRS BEDROOM

1. Door doesn't latch.
2. Lock doesn't work on the door.
3. Two BB sized holes noted in the outer pane of glass on the upper sash of the left window.



- 4.

REAR RIGHT UPSTAIRS BATH

1. Pocket door latch won't latch.
2. Rust stains noted on top ledge of tub.

FRONT RIGHT UPSTAIRS BEDROOM

REAR LEFT UPSTAIRS BEDROOM

1. Glass doorknob unscrews and is not working properly.
2. Attic hatch is not insulated. I recommend an insulated door to this attic area.

REAR MIDDLE UPSTAIRS BATH

1. Hole noted in the outer pane of glass in the top sash of the window. It appears to be a BB hole.



2.

DEN

CRAWL SPACE was inspected by crawling through it.

1. Strong mouse odor noted in crawl space as I entered crawl space from garage.
2. Seal up all holes to outside; like around pipes.
3. Seal around where gas line enters sleeve through rear crawl wall.
4. There is a positive drain pipe under plastic are rear crawl space wall. Screen this pipe in case mice are entering here.
5. Seal holes through floors too.
6. Some water puddles are standing on top of the black plastic on the crawl space ground from plumbing leaks.
7. Common dampness on ground around the perimeter foundation walls in the crawl space.
8. Some drainage contractors add a French drain along the perimeter foundation walls either inside or outside of the crawl space.
9. Improve the exterior drainage to eliminate dampness in the crawl space as noted under LOT DRAINAGE notes at the beginning of this report.
10. Remove all wood scraps, cardboard 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. Cardboard is in left crawl at humidifier.



- 11.
12. Backfill holes and cover ground with 6-mil plastic in left front crawl space where blue water line enters and was not used.
13. The ground is covered pretty well with 6-mil plastic vapor barrier, but there are some bare areas 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.
14. Some pieces of batt insulation are pulled down and missing from between the floor joists. More tension wires are needed to hold it up. It is R-19 batts in spots I checked.
15. Since porches and garage cover a lot of the exterior walls, there are only three crawl space vents for the entire crawl space. Codes normally require one within 3 feet of every corner and at least about every 15 feet. Closed and conditioned crawl spaces are becoming more popular.
16. Small trace of mold-like substance noted on some exposed bottom sides of wood floor framing in crawl space. It should be wiped off.
17. I recommend a dehumidifier in your crawl space. It can be piped into the existing condensation pump and plugged into the electric outlet (with adapter) in the left crawl space.
18. FYI- Crawl space vents should remain opened except during freezing temperatures. Close them in the winter.
19. 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.
20. 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
21. FYI- I suggest that you ask the seller if they have ever seen water under the house, and if so, how much.

INFO on CLOSED and CONDITIONED CRAWL SPACES

1. Your floor is insulated. So, this may have to be changed if you want to make it a conditioned crawl space.
2. Here is a link describing the code requirements for a conditioned crawl space.
<http://www.ncdoi.com/OSFM/Engineering/BCC/Documents/Minutes/040914c.pdf>
3. A conditioned crawl space is a foundation without wall vents that encloses an intentionally heated and/or cooled space. Insulation is to be located at the exterior walls.
4. Following are just some of the codes for conditioned crawl space:
5. **R409.5 Space moisture vapor control.** Closed crawl spaces shall be provided with a mechanical drying capability to control space moisture levels. The allowed methods are listed below in R409.5.1 – R409.5.5. At least one method shall be provided; however, combination systems shall be allowed.
6. **R409.5.1 Dehumidifier.** A permanently installed dehumidifier shall be provided in the crawl space. The minimum rated capacity per day is 15 pints (7.1 Liters). Condensate discharge shall be drained to daylight or interior condensate pump. Permanently installed dehumidifier shall be provided with an electrical outlet.
7. **R409.5.2 Supply air.** Supply air from the dwelling air conditioning system shall be ducted into the crawl space at the rate of 1 cubic foot per minute (0.5 L/s) per 30 square feet (4.6m²) of crawl space floor area. No return air duct from the crawl space to the dwelling air conditioning system is allowed. The crawl space supply air duct shall be fitted with a backflow damper to prevent the entry of crawl space air into the supply duct system when the system fan is not operating. An air relief vent to the outdoors may be installed. Crawl spaces with moisture vapor control installed in accordance with this section are not to be considered plenums.
8. **R409.5.3 House air.** House air shall be blown into the crawl space with a fan at the rate of 1 cubic foot per minute (0.5 L/s) per 50 square feet (4.6 m²) of crawl space floor area. The fan motor shall be rated for continuous duty. No return air duct from the crawl space back to the dwelling air conditioning system is allowed. An air relief vent to the outdoors may be installed. Crawl spaces with moisture vapor control installed in accordance with this section are not to be considered plenums.
9. **R409.5.4 Exhaust fan.** Crawl space air shall be exhausted to outside with a fan at the rate of 1 cubic foot per minute (0.5 L/s) per 50 square feet (4.6 m²) of crawl space floor area. The fan motor shall be rated for continuous duty. There is no requirement for make-up air.
10. **R409.5.5 Conditioned space.** The crawl space shall be designed as a heated and/or cooled, conditioned space with wall insulation installed per the requirements of R409.8.1. Intentionally returning air from the crawl space to space conditioning equipment that serves the dwelling shall be allowed. Foam plastic insulation located in a crawl space plenum shall be protected against ignition by an approved thermal barrier.
11. **R409.8 Insulation.** The thermal insulation in a closed crawl space may be located in the floor system or at the exterior walls. The required insulation value can be determined from Table N1102.1 **Exception:** Insulation shall be placed at the walls when the following condition exists: 1. The closed crawl space is designed to be an intentionally heated or cooled, conditioned space.
12. **R409.8.1 Wall Insulation.** Where the floor above a closed crawl space is not insulated, the walls shall be insulated. Wall insulation can be located on any combination of the exterior and interior surfaces and within the structural cavities or materials of the exterior crawl space walls. Wall insulation systems require that the band joist area of the floor frame be insulated. Wall insulation shall begin 3 inches below the top of the masonry foundation wall

and shall extend down to 3 inches above the top of the footing or concrete floor, 3 inches above the interior ground surface or 24-inches below the outside finished ground level, whichever is less. No insulation shall be required on masonry walls of 9 inches height or less.

13. **R409.8.1.1 Foam plastic termite inspection gap.** For outside wall Section R324 governs applications. When expanded polystyrene, extruded polystyrene, polyisocyanurate, or other foam plastic insulation is installed on the inside surface of the exterior foundation walls, provisions R409.8.1.1.1 – 2 below apply.
14. **R409.8.1.1.1 Earth floored crawl spaces.** Provide a clear and unobstructed 3-inch minimum termite inspection gap between the top of the foam plastic wall insulation and the bottom of the wood sill. Because Insulation ground contact is not allowed, provide a continuous 3-inch minimum clearance gap between the bottom edge of the foam plastic wall Insulation and the earth floor surface.
15. Refer to N1102.1.7 to determine maximum allowances for insulation gaps.
16. **R409.8.1.2 Porous insulation materials.** When fiberglass, rockwool, cellulose or other porous insulation materials are installed on the inside wall surface of a closed crawl space, provide a clear and unobstructed 3-inch minimum termite inspection gap between the top of the porous wall insulation and the bottom of the wood sill. To reduce wicking potential, porous insulation ground contact is not allowed in earth floored or concrete surfaced crawl spaces. Provide a continuous 3-inch minimum wicking gap between the bottom edge of the porous wall Insulation and the earth or concrete floor surface. Refer to N1102.1.7 to determine maximum allowances for insulation gaps.
17. **R409.9 Floor air leakage control.** All plumbing, electrical, duct, plenum, gas line and other wiring penetrations through the subfloor shall be sealed with non-porous materials, caulks or sealants. The use of rockwool or fiberglass insulation is prohibited as an air sealant.
18. **R409.10 Duct air leakage control.** All heating and cooling ductwork located in the crawl space shall be sealed with mastic or other industry approved duct closure systems.
19. **R409.11 Removal of debris.** The crawl space floor shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose.
20. This closed crawl space system is not completed.

MOLD-LIKE SUBSTANCE

1. There is a common trace of mold-like substance on some of the exposed portions of the wood floor joists and beams. Some of it may be mud. It appears worse above the water puddles and bare ground. After water is removed, you could consult a mold specialist.



- 2.
3. Per a specialist I know, it is best to remove the mold than to treat it with Tim Bore or Bore Care like several pest companies now do.
4. Mold is a fungus---a parasitic plant lacking chlorophyll, a rigid cell wall, leaves, true stems & roots. Mold is multicellular, and it is composed of thread-like hyphae.
5. Molds spores can cause serious health problems even if the spores are dead or dormant (inactive while waiting for more moisture to resume growth).
6. Even the smell of dead or dormant mold can make some mold-sensitive persons ill.
7. There are no legal mold exposure limits.
8. Sampling for mold can be referred to a qualified microbiologist.

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

1. I strongly recommend a professional 48-hour radon test. A December article in the Tennessean newspaper said that half the homes in Williamson County have a level above the 4.0 action level set by the EPA. Our testing in the area confirms that approximately one third to half of the homes have an unsafe radon level per the EPA guidelines. Radon is a radioactive gas that is found in the earth's rock and soil. It is believed to cause approximately 20,000 to 30,000 deaths a year in the United States. It is invisible, odorless, and can be detected only by measuring levels in your home. Indoor radon exposure is estimated to be the second leading cause of lung cancer deaths each year in the U.S. Radon problems have been identified in every state. The EPA estimates that one out of every fifteen homes in the U.S. have indoor radon levels at or above the EPA's recommended action guideline of four Pico curies per liter of air (pCi/L) on a yearly average. Levels are much higher here in middle Tennessee. Today's technology can reduce radon levels to below 4 pCi/L in most cases, to 2 pCi/L or less. An EPA approved radon screening test, using a C.R.M. (Continuous Radon Monitor), is available from this inspector for an additional fee.
2. **THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM LEAD BASED PAINT, RADON GAS, ASBESTOS, CHINESE DRYWALL, 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. I 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 Chinese drywall, 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
- 9. Plumbing
- 10. HVAC
- 11. Attic
- 12. Trip and Fall hazards, like fasteners missing in pull-down attic stairs
- 13. Garage
- 14. Windows- bb holes
- 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

InterNACHI (International Association of Certified Home Inspectors) #10121101

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

193 Heathersett Drive, Franklin, TN 37064

SteveTraylor@bellsouth.net

State of Tennessee Home Inspector License ID Number 129

ASHI (American Society of Home Inspectors) member # 244471

InterNACHI (International Association of Certified Home Inspectors) #10121101

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

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

PRE-INSPECTION AGREEMENT

Evaluation of property located at: **123 Farm Road, Anywhere, TN**
Inspection is performed for: **Mr. and Mrs. John Smith**
Time of the inspection: February 9, 2011

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, CHINESE DRYWALL, 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 fee paid for the inspection.
9. The inspection service is conducted at the property. The physical on-site inspection of the property is a very valuable time of exchange of information between the Inspector and the client. Any particular concern of the Client must be brought to the attention of the Inspector before the inspection begins. The written report will not substitute for Client's personal presence during the inspection. It is virtually impossible to fully profile any building with any reporting system. Unless Client attends and participates in the inspection process itself, the Client will have no chance of gaining all of the information that is offered.
10. Unforeseen circumstances or personal safety concerns may exclude certain items from inspection.
11. Upon receipt of this, you authorize ADT Home Security to call you at the phone number you

have provided to discuss a special alarm system offer. ADT may perform a free inspection of the security system (if applicable) during my inspection. This is just a free service we offer to our clients. There is no obligation from you to ADT Home Security, and they will not be at the inspection to try to sell you anything.

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

Client agrees to pay a base fee of \$375.00 without radon testing at or before the time of the inspection.

A+ Home Inspections, dba A+ Service, LLC

Steve Traylor

Steve Traylor (owner/inspector)
193 Heathersett Drive, Franklin, TN 37064
SteveTraylor@bellsouth.net

Client:

Signature

RECEIPT

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

February 9, 2011

To: Mr. and Mrs. John Smith

For inspection performed at:

123 Farm Road
Anywhere, TN

Inspection completed February 9, 2011

Professional Home Inspection and Report	\$375.00
Professional Radon Test was declined.	n/a
Total	<u>\$375.00</u>

Terms: Paid. Thank you.

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

Thank you for choosing A+ Home Inspections.

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
InterNACHI (International Association of Certified Home Inspectors) #10121101
National Environmental Health Association (NEHA), NHRP Certification ID number 102158RT