



A+ HOME INSPECTIONS

d.b.a. A+ SERVICES, LLC

State of Tennessee Home Inspector License ID Number 00000129

ASHI (American Society of Home Inspectors) member # 244471

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

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

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

HOME INSPECTION REPORT

Evaluation of property located at: **123 Easy Street, Nashville, TN**
Inspection is performed for: **Mr. and Mrs. Buyer**
Time of the inspection is: **February 26, 2010 9:30 AM to 12:40 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 1955 (55 years old), and it is currently vacant.
2. The weather is sunny, and the temperature is approximately 45 degrees F.
3. Since the home is about 55 years old, there are currently some major components that should be at the end of their normal useful life. However, this is no warranty or guarantee. Some items have been replaced. See attachment for how long things often last.

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

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

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

LOT DRAINAGE

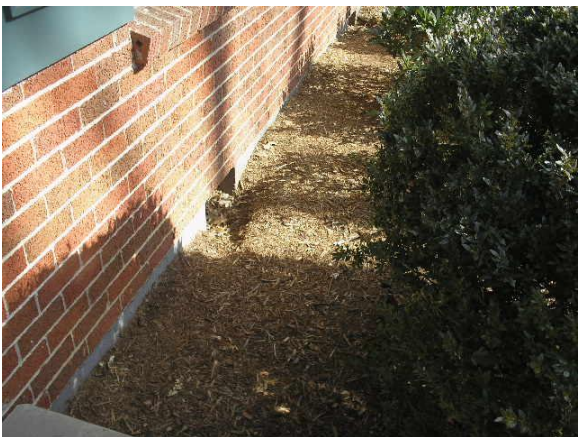
1. This home is built on a lot, which slopes from front right to rear left. So, water runs down toward the front right and right end of the house.
2. Mud has washed onto the front sidewalk.



3.
4. Ground is actually sloping toward the house in places, like on right end of house.



5.
6. The ground should slope away from the house continuously at least one inch per foot for ten feet minimum. It is flat right up against the house in places on all four sides.
7. 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".
8. 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 are already needed around some crawl space vents.



9.
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. There is NO visible water standing in the crawl space at this time, but it is damp in places. Block walls are damp in front and front right corners. See CRAWL SPACE notes below.
12. Position splash blocks better under downspouts and slope them AWAY from house.
13. Several splash block are missing. Downspout extensions are preferred.

DOWNSPOUT EXTENSIONS

1. Add downspout extensions. There are no downspout extensions or splash blocks on several downspouts; like on the front corners, under deck,



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

LOT

1. Trip hazard noted on the front walk where there is a row of bricks laid over the front walk at the driveway. Trip hazard is a brick high. Other trip hazards on the front walk noted at cracks.



- 2.
3. Deck is unsafe at this time! It should not be used until made safe!



4.
5. Deck is unsafe, and needs repairs immediately, before use. For example, at the step down of the deck, a few wood floor joists are about to slip off their 2x2 wood ledger strip supports where the wall is bowed out.



6.
7. Metal Simpson joist hangers are needed throughout under deck.
8. Under the deck, the 2x2 wood ledger strips should have 3 nails under the ends of each joists, and they do not.
9.
10. Some deck posts are barely sitting on blocks that are just sitting on the ground.



11.
12. Remove wood scraps from under deck. It is damp under deck, and this invites termites.
13. Pool and pool equipment is beyond the scope of my inspection. It was not tested or inspected.



- 14.
15. Get the pool area properly enclosed for safety. There should be a fence with locking gates around the pool. Pool alarms are recommended on doors from the house leading to the pool area.
16. Some tree limbs are hanging over the front right roof, and need trimmed back.
17. Mulch is piled up over bottom of some crawl space vents and old dryer vent; like on the front. This can invite termites. Install half circle wells around these crawl vents, and clean them out so there is no mulch or leaves touching the crawl vents. Add half-circle wells, and pull dirt, mulch and leaves back.



- 18.
19. Common cracking noted on concrete driveway, walks, and front porch.
20. Seal 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, but there are daylight holes into crawl space at this HVAC unit at this time.
21. Some of the wood latticework is broken on the deck.
22. All shrubs should be trimmed at least 12" to 24" from the house to allow proper air circulation around the walls. Vines and other climbing plants can damage exterior surfaces by trapping moisture and by promoting another path for insects to enter the home. Outside electric panels must have at least 36" clearance in front of them for safety.



23.
24. Wood siding on the shed is touching the ground, which invites termites. There should be at least 6" clearance between ground and wood.



25.
26. There is termite damage on the rear edge of the shed.
27. There is a pile of wood behind the shed that can invite termites.



28.
29. Roof shingles are worn off the edge of the shed by the bushes.

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. Deck has 6 stairs without a handrail.
2. There are 5 steps with an open handrail going up onto the deck from the left side.

3. Normally a handrail is required where there are more than three steps.
4. Wood walkway at left of deck is sloped and will be slick.
5. Seal up the old abandoned dryer vent in the ground, through the front house wall.
6. Doorbell is not working.
7. Aluminum trim over the windows is sloped back toward the windows instead of away from them; as seen on the front right window.
8. Remove the loose wood boards piled by the outside HVAC unit on the left end of the house. They can invite termites.



- 9.
10. Rear left master window wood sash is rotted at bottom of its lower glass pane. This is the window above the crawl space door. Wood mullion and nosing between the windows has been cut off and patched.
11. There has been some rot, and there is some bare wood showing on the fascia board under the front left soffit. Gutters may have overflowed from clogged downspouts.



- 12.
13. Caulk the bottoms of all wood doorjamb, around doors, windows, and door thresholds as needed regularly.
14. Caulk the bottoms of all wood doorjamb.
15. Caulk around doors, windows, and door thresholds.
16. Common cracking noted on the front porch.
17. Clean lint out of dryer vent and its outside flapper door.
18. Deck flashing is not visible where deck attaches to the house.
19. Flashing around doors and windows is hidden and cannot be evaluated.
20. 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.

21. 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.
22. FYI- Chimney appears to be brick covered masonry, with an interior clay flue pipe and screened rain cap.

ROOF coverings appear to be composition shingles. The sloped roof was inspected from the ground, with binoculars, and by walking on it. My evaluation is to determine if portions are missing or deteriorating. We do not evaluate hail damage since it is so opinionated.

1. One shingle is flipped up and torn off on the left side of the rear addition, near where the rear addition roof meets the main roof.



- 2.
3. Seal around roof penetrations better; like at the electric mast head, and plumbing vent pipes.



- 4.
5. Seal up gaps in metal flashing around chimney.
6. Some roof planks are busted in the attic, which is common, but should be repaired. If someone steps on these spots, they could step through the roof.



- 7.
8. I do not see much daylight through the continuous ridge vents, as seen from the attic.
9. There are a few raised shingles where nails have backed out some.
10. 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.
11. FYI- Metal drip edges are seldom seen anymore and are not seen here.
12. 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 undetermined by just looking at them. Per disclosure, roof is about 9 years old.

GUTTERS & DOWNSPOUTS

1. Clean out the gutters.



- 2.
3. Add leaf guards.
4. 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. Cracking and settling noted in the left concrete block foundation wall above where a large

hole is knocked through the foundation wall for the ductwork to enter crawl space from the outside package HVAC unit outside. In the crawl space, this concrete block foundation wall needs to be supported better above where the blocks have settled about 1" here.



2.
3.



4.
5.

Common cracking noted in the concrete block foundation wall by the crawl space door. Patch cracks.

6. In attic, the front right valley rafter is sagged a little in middle where there is a large knot that is cracked and partially separated. Add a 2x4 wood stud kicker with a stiff-back, under the weak sagged spot under this front right valley rafter. Set the bottom of the support on top of a wall below.



7.
8.

In the crawl space, there is only one nail in the 2x2 wood ledger strips under the ends of each

floor joist. There should be at least 3 nails. Older homes like this usually only had one nail like this.

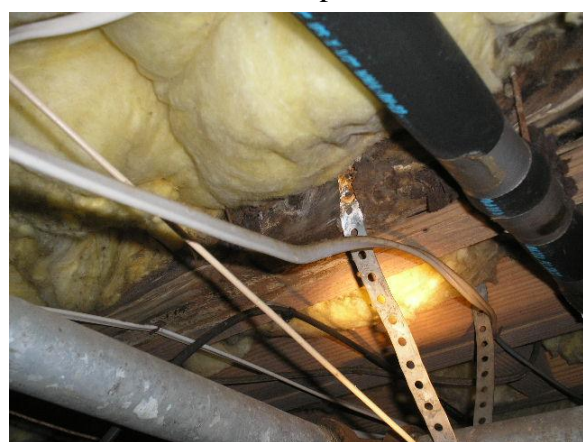
9. In the left center attic, some 2x6 ceiling joists are cut almost all the way in two.



10.
11. Under the master commode in the crawl space, a floor joist has been cut completely in two, and blocking added. Add metal Simpson joist hangers on all perpendicular connections at these headers, cut ends of floor joist and blocking.



12.
13. Floor and floor joist are rotted some under hall bath. Reinforce rotted spots here.



14.
15. In the right crawl space, above the old garage slab, there is no X-bracing or blocking between the floor joists.
16. 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

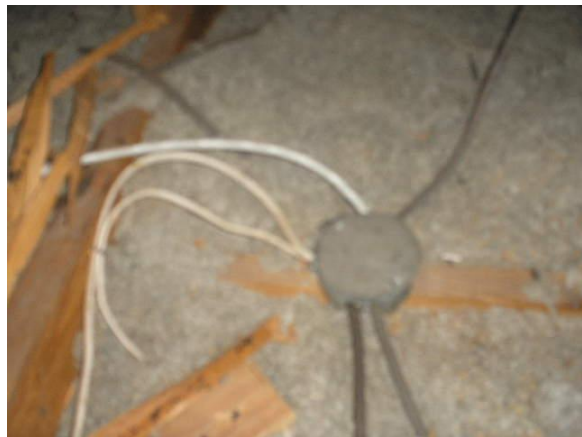
- 1/8". The edge spacer clips are often omitted, especially with rafters.
17. FYI- Foundation consists of concrete footings, concrete block walls and concrete block piers.
 18. FYI- Floor structure is wood framing.
 19. FYI- Exterior walls appear to be wood framing.
 20. FYI- Ceiling joists are wood framing.
 21. FYI- Roof framing is conventional wood rafters with roof planks.
 22. 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.
 23. FYI- This inspection does not include an assessment of geological conditions and/or site stability.

ELECTRICAL

1. Outlet in the front left bath has open ground wire, is not GFCI protected, and it should be.
2. Outlet in the right bath has open ground wire, is not GFCI protected, and it should be.
3. Front outside outlet is not GFCI protected, and it should be.
4. Outlet at the pool equipment has an open ground wire, so it is not GFCI protected, and it should be.
5. Kitchen outlets have open ground wires, so they are not properly GFCI protected, and they should be. They do not test trip with my tester.
6. 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. GFCIs 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.
7. Several outlets have open ground wires; like all the outlets in the left bedroom, outlet in the left bath, outlet in the right bath, all the living room outlets except the left outlet on the rear wall, dining room outlets, family room outlets, all the kitchen outlets EXCEPT the microwave outlet, outlet on the front wall of the laundry, outlet at the pool equipment.
8. Two outlets on the front wall of the rear right downstairs bedroom have hot and neutral wires reversed.
9. Outlets on the rear wall of the laundry have hot and neutral wires reversed.
10. Two outlets on the right wall of the rear right bedroom are not getting any power at this time.
11. Cover is broken off the front outside GFCI outlet. Outlet is very loose in the brick wall.
12. Attic light is hanging partially by its wires.



13.
 14. There is some frayed wiring by the attic access hole. There is not supposed to be any exposed wiring within 6 feet of the attic access hole. Repair and protect wires.



15.
 16. In the attic, the electrical wiring needs to be stapled down flat. It is a trip hazard!
 17. In the attic, wires need to be stapled within 12" of covered junction boxes; like in the left attic.
 18. In the attic, there is a wire running up out the continuous ridge vent to a photocell on the roof, in front of the sky light. Wire should be stapled to rafters, and rated for direct sunlight.



19.
 20. There are some live wires lying in the attic with some wire nuts on them, and open splices without a box near the attic access hole.
 21. All electrical splices should be in covered, secured junction boxes per codes.



22.
 23. There is an open slot in the bottom of the main electric panel in the laundry. Install blank or breaker in the open slot.
 24. Electric panel is low to the floor in the laundry room, since this used to be the garage.
 25. In the walk-in crawl space, a GFCI outlet is hanging out of its box on the floor joist.



26.
 27. There are exposed electric wires and splices under deck that are not in conduits, and do not appear rated for exposed exterior use. All wire splices should be in covered junction boxes.
 28. Wiring in the shed appears to just be an extension cord run to a light switch. I do not recommend this since it is small wires, and are not grounded. There is no power on to shed at this time. It appears it has been powered by running an extension cord to it from the house. We did not test the wiring in the shed.



29.
 30. In the electric panel in the laundry, there are some double taps on the lower right wire, but

there are extra slots, so a breaker can be added.

31. There are some open junction boxes in the front crawl space. Wires are not stapled within 12" of the boxes.
32. In crawl space, staple up electric wires every 4 ½ feet per codes. Some wires are hanging down into crawl space.
33. Properly terminate the ends of the wires in the electric panel that are no longer connected.
34. There are some open holes through the bottom of the electric panel. There is an open wire coming through the electric panel that is not protected, and does not have a cable clamp on it. Cable clamps (sometimes referred to as bushings or grommets or connectors) are required where wiring passes into the electric panel, box or fixture to protect wiring from the sharp metal edges through the panel. There is a cable clamp missing on a wire through the panel.
35. The sharp tipped screws are too small for the holes in the electric panel, and they need to be replaced with larger blunt tipped screws.
36. Dryer outlet is loose in the laundry.
37. Wire is not stapled going to the junction box by the water heater.
38. In the family room, there is no ceiling light on the fan, and the outlets do not appear to be on switches. Normally, one or the other is required by codes.
39. A couple of track lights are removed and lying in the hallway closed leading to the sunroom.
40. Outlet on the rear wall of the sunroom is loose in the wall.
41. Outlet on the left wall of the hallway leading to the sunroom is loose in the wall.
42. Get all lights working.
43. Light is out in the bottom of the microwave.
44. Some of the ground lights did not come on.
45. I did not see most of the outside flood lights come on. Are they on the photocell on the roof?
46. Install all cover plates and their screws on outlets, switches and junction boxes.
47. Rear center flood lights came on. They are on the GFCI outlet in the crawl space, which is unusual.
48. FYI- AFCI (Arc-Fault Circuit Interrupter) protection is recently now required on all electrical circuits that are not GFCI protected. An AFCI breaker is designed to trip a circuit off in a fraction of a second when an electrical arc occurs. The current of an arc is not always enough to trip a regular breaker, but will trip an AFCI, which is more sensitive. AFCI breakers are now required by codes, to help prevent fires from worn, loose, or other electrical arcs. AFCIs are intended to decrease the chance of a fire from electrical arcing, while GFCIs are intended to decrease the chance of an electrical shock to someone in a wet area. AFCI breakers can be reset in the electric panel. This home appears built prior to AFCI requirement.
49. FYI- Service is overhead.
50. FYI- Service wire coming into top of main panel is copper.
51. FYI- There is a 200-amp 120/240-volt grounded breaker main panel in the laundry.
52. FYI- I removed covers to inspect inside the panels.
53. FYI- There are electric disconnects for the HVAC equipment in the attic and outside.
54. FYI- The 120-volt interior branch wiring is copper where visible, in non-metallic sheathed cable (Romex) as seen inside the panel.
55. FYI- Wiring is spot-checked only. Concealed components are beyond the scope of this inspection.
56. 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.

57. FYI- All lighting fixtures, switches and accessible receptacles were tested.

DOUBLE TAPPING in electric panel

1. In the electric panel in the laundry, there are some double taps on the lower right wire, but there are extra slots, so a breaker can be added.
2. Double tapping means there are two HOT wires inserted into one breaker.
3. Normally, double tapping breakers is not allowed. Even if it is allowed by the breaker manufacturer, it is not recommended.
4. Double taps are usually done when there is no more room for expansion inside the panel.
5. The only breaker I know of is that allows double tapping is the Square D (QO and QOB). I do NOT see this designation on these breakers. These breakers appear to have a small plate under the screw so that a wire can be secured on both sides of the screw. These breakers are Square D brand, issue # AD6812. HACR type: TIP0CARR.
6. Double tapping defeats the purpose of running separate circuits. The double tapped breaker is subject to tripping because of the additional load.
7. The mechanical connection between the wire and terminal lug on a breaker isn't technically secure with more than a single wire. This can cause arcing, excess resistance, heat, and a fire.
8. Double taps often lead to nuisance trips when you have doubled the load.
9. Double tapping can create hot spots on breakers if not tightened to the correct torque and especially if two different size conductors are used. Because the hot wires are current carrying conductors, the chance is then greater for potential hot spots. If the double tap becomes loose, it begins to arc. As it arcs it builds up carbon. Carbon is then resistance and with the more carbon buildup the more difficult it is for the conductor to make contact....thus increasing the current. End result can be the breaker tripping because of the loose connection (excessive current exceeding the rating of the breaker), or signs of overheating such as discolored wires, melted wires, etc, or worse yet...fire!
10. Electrical panel should be inspected by a licensed electrician.
11. Rule 6-212 & 12-3034 says "It is not correct to connect two or more wires to a circuit breaker or fuse."
12. Rules 8-108, 12-3000 & 26-722 - Each circuit breaker or fuse may supply only one circuit.
13. It is not correct to connect two or more wires to a circuit breaker or fuse, Rules 6-212 & 12-3034. A sufficient number of breaker or fuse spaces should be provided in the service panel to comply with this requirement.
14. The code does NOT specifically spell out that Square D is okay as a double tap breaker.
15. Even with the same gauge wires, it is possible that the clamping pressure may not be equal. This may be from very slight difference in the manufactured wire diameter even though they are the same gauge, orientation of the wire under the clamp, thermal differences due to load demands, etc. At any rate, if the clamping pressure is not equal on both wires the wire with less clamping force could come loose.
16. Lets say you had a 15-amp breaker with two 14 gauge wires double tapped on to it. One circuit is drawing 9 amps and the other circuit draws 7 amps. The amount of draw through the breaker is 16 amps so it trips.

17. Some breakers are specifically shaped to accommodate two separate wires, as with Square D type QO breakers. If the connecting hardware is a simple screw, it is reasonable to assume that the manufacturer of the breaker intended there to be one wire only at the connection. The only way to connect two circuits to a single breaker in that instance would be by indirect means. The accepted method would be to connect a short wire (known as a "pigtail") to the breaker and to join the other end of that wire to the two circuit wires with an appropriate connector, such as a wire nut.
18. Double-tapping was observed in this breaker panel. These breakers may not be rated for double-tapping. Therefore, further evaluation by a licensed electrician is advised.

PLUMBING

1. Right hall bath commode is leaking into the crawl space at this time. Outside of its cast iron drain pipe is wet and there is a water puddle on the plastic on the ground below it.
2. Put the outer burner door on the water heater.
3. In the crawl space, the drain line from the kitchen sink is still galvanized down to where it ties into the washing machine line. This line may have to be replaced soon.
4. Flush kit and flapper on the master bath commode need to be replaced. Water was turned off to this commode since it runs continuously. We tested it and turned it back off.
5. There is no hot water in the sink at the sunroom.
6. Master commode is loose on the floor.
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- Water service pipe to house as seen where it enters crawl space appears to be copper.
12. FYI- The main water cut-offs are in the meter pit in the yard and in the crawl space.
13. 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.
14. FYI- A pressure reducing valve (P.R.V.) is required by current codes if water pressure is more than 80 psi. Since water pressure is only 60 psi here, a PRV 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.
15. FYI- Visible interior water supply lines in the house appear to be primarily copper. There are still some galvanized water lines stubbed up under fixtures. Galvanized fills with rust over time.

16. FYI- Most of the piping is concealed and cannot be identified.
17. FYI- Waste disposal system appears to be to a municipal sewer system, but is undetermined.
18. FYI- The interior drain, waste and vent piping appears to be primarily galvanized, cast iron, and PVC.
19. FYI- The 40-gallon gas water heater is operating at this time, is vented, raised and protected. It was manufactured in 2004 per its label, making it 6 years old. Seller's disclosure says it is 4 years old.
20. FYI- Main natural gas cutoff is at the outside gas meter.
21. FYI- There are separate gas cutoff valves at the gas furnace and water heater.
22. FYI- Visible gas piping appears to be primarily hard steel pipe and flex copper tubing.
23. FYI- All plumbing fixtures were tested briefly.
24. 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.
25. FYI- Check water lines at top of water heater for leaks often, to prevent damage to water heater.
26. FYI- Maintain caulking in shower and tub enclosures. Leaks are common and can cause structural damage.
27. 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.
28. 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.
29. FYI- I do not check the overflow drains on bathtubs and sinks.

HVAC (Heating, Ventilating and air conditioning)

1. 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.
2. Change return air filter monthly.
3. 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.
4. Caulk gaps around where the supply air vent ducts enter through floor from crawl space.
5. In crawl space, caulk gaps at the return air chase; like where the duct goes through the floor.
6. Undercutting the interior doors will improve airflow, when doors are closed.
7. FYI- The heat and air conditioning are forced air, central system.
8. FYI- The air conditioning is electric and the heat is gas.
9. FYI- The outside downstairs package unit is American Standard model # YCC048F1H0BH. It was manufactured in August of 2002.
10. FYI- The a/c tonnage appears to be approximately 4 tons x about 600 sf/ton = approximately 2,400 sf vs. 2,241 sf given.
11. FYI- The heat supply temperatures appear adequate at more than 100 degrees.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. FYI- Heat exchanger examination or carbon monoxide testing is not within the scope of this inspection.
18. 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 should be a roof cricket behind the chimney. They did not used to be installed, but are now required where the chimney is more than 30" wide. There has been a leak around the chimney before, but it appears dry at this time.
2. There are some loose floor boards in the attic. This is a fall hazard!
3. There has been a leak in the front center attic. The wood framing is dark here, where there is a large knot in a roof rafter. It is dry at this time.
4. There is no attic space above the rear addition, since it is a vaulted ceiling.
5. 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.
6. Missing insulation around rear bath exhaust fan behind chimney.
7. FYI- Attic insulation appears to consist of about a desired R-30 where visible.
8. FYI- Exterior wall insulation is not visible, therefore, cannot be inspected.
9. FYI- Soffit and roof vents noted. Proper roof ventilation extends the roof's life and prevent internal sweating and excessive heat build-up.

GENERAL INTERIOR NOTES

1. Different color white paint noted on the ceilings in the living room and dining room.



- 2.
3. Common cracking noted on drywall; like above the window by the front door.
4. Common nail pops noted on the ceilings; like in the living room.
5. Exterior door have the type of lock that makes it easy to lock yourself out.
6. Hall closet door doesn't latch.
7. 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.
8. It is important to maintain caulking in tubs and showers to prevent water from getting to the walls and floors, causing damage. Caulk tub and shower faucets and their spouts to tub and shower walls.
9. I recommend adding carbon monoxide detectors since home has gas heat.
10. Add smoke detectors in the bedrooms per current codes.
11. FYI- Smoke detectors are located in the hallways leading to the bedrooms.
12. FYI- Smoke detectors should be checked when you first move in and routinely checked.
13. FYI- Smoke detectors should be operational in at least the bedrooms, hallways leading to the bedrooms, on each floor, garage, etc...
14. 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.
15. 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.
16. FYI- Most of the windows appear to be double pane, double hung insulated glass.

FOYER

DINING ROOM

LIVING ROOM

FAMILY ROOM

1. There are several gaps inside the fireplace between bricks. Do not use fireplace, until repairs are made.



- 2.
3. Fireplace does not have a damper. It is open right up the chimney. It has glass doors.
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. Cut off and cap the commode floor bolts.

KITCHEN

1. Disposal is very loud.
2. Drawers in corners hit on the dishwasher and other drawers.
3. FYI- Waterline for refrigerator appears okay at this time. Re-check it often for leaks.
4. FYI- Calibrations to cooking systems are not evaluated. I do not run self-cleaning cycle.
5. FYI- We do not guarantee the height between the cook top and the bottom of the microwave is adequate. The microwave manufacturer's installation instructions should show it.

BREAKFAST AREA

LAUNDRY

1. 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

1. Bottom sash of the front most window does not stay up when you open it.

MASTER BATH

SUNROOM

LEFT BEDROOM

1. Door sticks at the side.
2. Ceiling fan wobbles.
3. Closet door sticks badly.

FRONT LEFT BATH

REAR RIGHT BEDROOM

1. Ceiling fan is noisy.

RIGHT HALL BATH

1. Discoloration noted on the mirror.

CRAWL SPACE was inspected by crawling through it.

1. Hall bath commode is leaking into the crawl space. There is water on top of the plastic. See **PLUMBING** notes above.
2. Floor is rotted out under the hall bath commode some.
3. There has been a leak under the right hall bath sink. There is some mold-like substance and rot on the wood floor joists. See **STRUCTURAL** notes above.
4. There is some fungus in the bottom edges of some floor joists, like in the rear center crawl. This fungus can severely damage wood floor joists. Get the vapor barrier over the ground better.
5. There is termite damage in the floor joist/beam under the wall between the old garage and the house. This can be seen above near where you crawl into the right rear crawl space.



6.

7. There is about a 6" hole under the left side of the front porch where rodents can enter the crawl space. Get this sealed up permanently.
8. Support the copper water tubing running through the right crawl.
9. Per the disclosure, there was some water under the addition in 1994.
10. Replace crawl vents with ones that can be easily opened and closed, and have screens.
11. Some screens are missing or torn out of some crawl space vents now.



- 12.
13. Screen is off the crawl space vent on the left side of the house.
14. There are moisture stains on the block walls along the front of the crawl; like under the kitchen and laundry areas. Improve the LOT DRAINAGE as noted above.
15. There has been a leak under the front left bath. Floor has some water stains here. Ensure leak has been fixed.
16. Remove the cardboard boxes from the front left crawl space. They are termite food.
17. Common cracking noted in the block wall by the crawl space door.
18. Common dampness on ground around the perimeter foundation walls in the crawl space.
19. Water in the crawl space increases moisture levels in the crawl space and increases the positional for mold and mildew to develop. This is not always a difficult or expensive condition to correct. Often grading improvements or redirecting water from downspouts is all that is needed. It is important that the crawl space drains to a low point where there is usually a positive drain pipe to the outside. I did not see a positive drain here. But, they usually were not installed when this home was built.
20. Some drainage contractors add a French drain along the perimeter foundation walls either inside or outside of the crawl space.
21. Improve the exterior drainage to eliminate dampness in the crawl space as noted under LOT DRAINAGE notes at the beginning of this report.
22. 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.
23. The ground needs to be covered better with 6-mil plastic vapor barrier. There are many bare areas that need to be covered. 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.
24. Encapsulating the crawl space is recommended.
25. FYI- Two window screens and one screened door are stored under the rear addition.

26. Crawl space vents should remain opened except during freezing temperatures. Close them in the winter. Most of these cannot be closed, so they need to be replaced with ones that can be closed.
27. 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.
28. 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.
29. FYI- We suggest that you ask the seller if they have ever seen water under the house, and if so, how much.

MOLD-LIKE SUBSTANCE

1. There is some mold-like substance on exposed portions of most of the wood floor joists, and on bottom of the batt insulation between the floor joists. It appears worse above the bare damp ground.



- 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. Radon report to follow our 48-hour radon test. An EPA approved radon screening test, using a C.R.M. (Continuous Radon Monitor), is in progress as requested.
2. THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM LEAD BASED PAINT, RADON GAS, ASBESTOS, COCKROACHES, RODENTS, PESTICIDES, TREATED LUMBER, FUNGUS, MERCURY, CARBON MONOXIDE, MOLD OR MILDEW, UREA FORMALDEHYDE,

SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SIMILAR HEALTH HAZARDS OR SUBSTANCES. WE ALSO DO NOT ADDRESS WOOD-DESTROYING INSECTS OR TERMITE SHIELDS.

3. WE DO NOT ADDRESS SUBTERRANEAN OR SYSTEM COMPONENTS (OPERATIONAL OR NON-OPERATIONAL), INCLUDING SEWAGE DISPOSAL, WATER SUPPLY, OR FUEL STORAGE OR DELIVERY.
4. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
5. Determining the presence and type of dangerous mold or mildew is beyond the scope of this inspection. A little mold is normal in most homes. I note if I see a concentration of visible mold-like substance. If water intrusion is found, there is likely to be mold, which may be concealed. Mold, hidden or not, is excluded from this report.
6. I do not test indoor air quality or for Urea Formaldehyde Foam Insulation (UFFI).
7. The EPA has determined that some water faucets contain lead. They recommend you let the water run for several seconds before drinking, where the faucet has not been used for several hours or overnight. Water quality is not tested.

GENERAL NOTES

1. This inspection does not include a termite inspection or a termite letter.
2. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside of the scope of this inspection. Furniture, storage, appliances, and/or wall hangings are not moved, and can hide defects. 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. Carpeting, window treatments, central vacuum systems, household appliances, recreational equipment, paint, wallpaper, and other finishes are beyond the scope of my inspection.
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, like GFCI's,
10. Plumbing
11. HVAC
12. Attic
13. Windows
14. Interior room items
15. Crawl space items
16. Radon?

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

Thank you,

Steve Traylor

Owner/inspector

A+ Home Inspection, dba A+ Services, LLC

ASHI (American Society of Home Inspectors) member # 244471

State of Tennessee Home Inspector License ID Number 00000129

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

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

Attachment

How long should things in your home last?

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

Item	Survey #1*	Survey #2**
Asphalt 20-year rated shingle roof***		15-18 years***
Bathroom sinks		10-plus years
Central air conditioners	11 years	6 to 10 years
Dishwasher		7 to 12 years
Dryers	13 years	10 to 15 years
Faucets		8 to 12 years
Furnace	15 to 30 years	
Garage door openers	10 years	
Gutters/downspouts	30 years	
Paint		4 to 7 years
Plumbing		30 to 60 years

Refrigerators	15-plus years	10 to 18 years
Room air conditioners	12 to 15 years	
Septic systems		20-plus years
Stoves	17 to 20 years	
Stucco siding		40-plus years
Tile roof		40-plus years
Toilet mechanism		5 to 10 years
Washing machine	13 years	10 to 12 years
Water heaters	less than 12 years	8 to 15 years
Wood roof		15 to 20 years

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

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

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

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

A+ HOME INSPECTIONS

d.b.a. A+ SERVICES, LLC

ASHI (American Society of Home Inspectors) certification # 244471

State of Tennessee Home Inspector License ID Number 00000129

INSPECTION AGREEMENT

Evaluation of property located at: **123 Easy Street, Nashville, TN**

Inspection is performed for: **Mr. and Mrs. Buyer**

Time of the inspection: February 26, 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, condition of any component or system that is not readily accessible, service life expectancy of any component or system, size/ capacity/ BTU/ performance or efficiency of any component or system, cause or reason of any condition, cause for the need of repair or replacement of any system or component, future conditions, compliance with codes or regulations, presence of evidence of rodents/ animals or insects, presence of mold/ mildew or fungus, presence of air-borne hazards, presence of birds, presence of other flora or fauna, air quality, existence of asbestos, existence of environmental hazards, existence of electro-magnetic fields, presence of hazardous materials including (but not limited to) the presence of lead in paint, hazardous waste conditions, manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin, operating costs of systems, replacement or repair cost estimates, acoustical properties of any systems, or estimates of how much it will cost to run any given system.
6. **THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM LEAD BASED PAINT, RADON GAS, ASBESTOS, COCKROACHES, RODENTS, PESTICIDES, TREATED LUMBER, FUNGUS, MERCURY, CARBON MONOXIDE, MOLD OR MILDEW, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SIMILAR HEALTH HAZARDS OR SUBSTANCES. WE ALSO DO NOT ADDRESS WOOD-DESTROYING INSECTS. WE DO NOT ADDRESS SUBTERRANEAN OR SYSTEM COMPONENTS (OPERATIONAL OR NON-OPERATIONAL), INCLUDING SEWAGE DISPOSAL, WATER SUPPLY, OR FUEL STORAGE OR DELIVERY. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR**

TESTING OF THE ABOVE IS DESIRED. We offer professional radon testing for an additional fee if requested to do so.

- 7. The parties agree that any item of contention or claims regarding this contract shall first be submitted to mediation. Failing such mediation the matter shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI with at least five (5) years of Home Inspection experience.
- 8. The 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.
- 9. Unforeseen circumstances or personal safety concerns may exclude certain items from inspection.
- 10. Upon receipt of this, you authorize Brink’s Home Security to call you at the phone number you have provided to discuss a special alarm system offer. Brinks may perform a free inspection of the security system (if applicable) during my inspection. This is just a free service we offer to our clients. There is no obligation from you to Brinks Home Security, and Brinks will not be at the inspection to try to sell you anything.

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

Client agrees to pay a base fee of \$500.00 at or before the time of the inspection.

A+ Home Inspections, dba A+ Service, LLC

Client:

Steve Traylor

Steve Traylor (owner/inspector)

Signature

RECEIPT

Paid to:

**A+ Home Inspections, d.b.a. A+ Services, LLC
193 Heathersett Drive, Franklin, TN 37064
(615) 791-7433**

February 26, 2010

To: Mr. and Mrs. Buyer

For inspection performed at:

123 Easy Street
Nashville, TN

Inspection completed February 26, 2010
Radon Test started February 26, 2010

Terms: Paid. Thank you.

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

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

Thank you for choosing A+ Home Inspections.

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

A+ Home Inspections

A+ Services, LLC