



**1234 Sesame Street., Franklin, TN**

## **A+ HOME INSPECTIONS**

*d.b.a. A+ SERVICES, LLC*

*State of Tennessee Home Inspector License ID Number 00000129*

*ASHI (American Society of Home Inspectors) member # 244471*

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

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

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

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## **HOME INSPECTION REPORT**

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Evaluation of property located at: **1234 Sesame Street., Franklin, TN**

Inspection is performed for: **Burt Ernie**

Time of the inspection is: **January 28, 2010 9:30 AM to 12:24 PM**

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

Many things are to be considered in evaluating a house, and the possibility of

overlooking something always exists. Brief notes may also be made regarding condition. If you desire clarification, please let me know.

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

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

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

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

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

**General information:**

1. Approximate age of the home is 2008 (2 years old), and it is currently vacant, but has furniture since it is the model home.
2. The weather is sunny, and the temperature is approximately 40 degrees F.
3. Since the home is only about 2 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. This home is built on a lot, which slopes from the house in all directions. But there are a few flat spots up near the house.
2. Water is standing in the front left crawl space at this time. See CRAWL SPACE notes

below.



- 3.
4. Water appears to pond in a couple of spots in the left side yard, about halfway between the houses.



5. The lawn irrigation system can also contribute water into the crawl space during its season.
6. The ground should slope away from the house continuously at least one inch per foot for ten feet minimum.
7. It is flat right up against the house in places, like on the front and right side.
8. 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".
9. 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.
10. Do not cover any crawl space vents, weep holes in brick with dirt or mulch. Half-circle wells may be needed around crawl space vents.
11. 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.
12. Eliminate the water and its source from the crawl space.
13. Extend the PVC a/c condensate drain lines away from the left outside of the house. They are emptying their approximately 14 or 16 gallons of water a day right up against the left foundation wall, during the summer.

## **DOWNSPOUT EXTENSIONS**

1. The popup drain on the right rear downspout is very close to the downspout and corner of the garage. It should go under or at least out onto the walk.
2. There are currently some downspout extension pipes on downspouts to direct the roof water away from the foundation. Extensions often settle down with the soft ground up next to the house, causing the extensions to pull loose from their downspouts.

**LOT**

1. In the street at the rear of this concrete driveway, the asphalt binder has failed, and some mud has come through the asphalt pavement. This binder should be dug out and repaired prior to the final asphalt topping.



- 2.
3. There are about 12 different conduits stubbed up out of the ground in the rear left yard by the electric transformer. These need to be removed or at least sealed off. What are they all for?



- 4.
5. Some mortar is missing in the middle of the brick steps on the front porch.



- 6.
7. Common cracking noted on concrete driveway and walks.

### **LAWN IRRIGATION SYSTEM**

1. Lawn irrigation system is beyond the scope of our inspection. It was not tested or inspected.
2. Rainbird sprinkler controller's display on left end of the house, says "off", but it is still plugged in.
3. Lawn irrigation system should be winterized, since we are having freezing temperatures now.
4. The backflow preventer is often removed and stored in the garage during the winter when the system is winterized.
5. Backflow preventer is still in place on the right end of the house, and its blue shut-off handles appears turned partially off.
6. Has it been winterized? If so, by whom?
7. You may want to contact the company who winterized it to ensure it was operating properly before it was winterized.
8. I recommend having the same company winterize it and de-winterize it in case there is a problem.

**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. On the balcony above the front porch, the intermediate wood handrail posts are not attached to the wood decking. This is a FALL HAZARD!

2. These intermediate wood posts are just sitting on the front balcony here. When securing these loose intermediate posts, be sure to use short enough nails/screws to not damage the roofing below the wood decking planks.
3. On the outside balcony, one ½” gap noted between the walk boards on the front right corner.
4. One of the trim boards is pulled away from the front balcony; as seen from the front balcony above the front porch.



- 5.
6. Seal up gaps under eaves/soffit where soffit meet the roof shingles, where birds can enter; like on the front right corner above the front balcony,





- 7.
8. Black sheathing (builder's felt) is sticking out from under some of the hardboard siding; like on the rear of the garage, and on the left side of the house,



- 9.
10. Hardboard siding is wavy on the left end gable where some sheathing is sticking out.



- 11.
12. Window screens are missing. Some are stored in the right attic. Buyer would like all window screens installed.
13. On the left side of the house, the 1x2 wood mullion between the middle and rear loft windows is dented in several spots.



- 14.
15. Some exterior trim has raised nail bumps and rough edges, like trim around overhead garage door. Trim appears to be a type of hardboard man-made trim here.



- 16.
17. There is no screen on one of the vents on the left end of the house. Dryer vent should not have a screen, but it appears the wrong hood vent is missing a screen.
18. In between the two front roof dormers that are the closest together, fascia boards are sticking out where they do not appear nailed to the eaves where they sit on the roof. This leaves gaps where birds can enter the eaves here. These two fascia boards are so close together, it dent appears an air nailer will fit between them.
19. Some paint has come off the front balcony handrail where it doesn't appear it was primed. It needs to be scraped, primed, and painted.
20. As seen from the front outside balcony, there are some white paint drips noted on top of the window flashing below the front left upstairs window.
21. Thin paint noted on siding; like above the front left upstairs window. This can be seen from front outside balcony.
22. Black paint has come off the three gas flue pipes above the roof.
23. Brown paint has come off the four outside vent hoods on the left side of the house.



- 24.
25. Caulk around the windows above the rear screened porch roof.
26. Caulk the bottoms of all wood doorjamb, around doors, windows, and door thresholds as needed regularly.
27. Caulk the bottoms of all wood doorjamb.
28. Caulk around doors, windows, and door thresholds.
29. Common cracking noted on the front porch.
30. FYI- Flashing around doors and windows is hidden and cannot be evaluated.
31. FYI- 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.
32. FYI- There are visible weep holes in the brick. Weep holes and their related flashing inside the walls are important to help prevent possible moisture and mold inside the walls and home. Weep holes are usually now required by codes.
33. FYI- Exterior wall covering is brick and hardboard siding.
34. FYI- Chimney appears to be brick covered wood framing, with an interior metal pipe and screened rain cap.

**ROOF** coverings appear to be composition shingles. It appears a membrane roof may be under the front balcony wood decking. The sloped roof was inspected from the ground, with binoculars. I usually do not walk on the roof, as there is a possibility of damaging the roof and

causing a leak. My evaluation is to determine if portions are missing or deteriorating. We do not evaluate hail damage since it is so opinionated.

1. Ensure the leak has been fixed at the chimney. The blown insulation is still pulled back in the right upper attic, where it appears it was pulled back, looking for a leak?
2. FYI- Shingles, flashings and penetrations appear functional at this time.
3. 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.
4. FYI- Metal drip edges are seldom seen anymore and are not seen here.
5. 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.

### **GUTTERS & DOWNSPOUTS**

1. Front right downspout dumps out onto the front wood balcony floor and runs across membrane roof under the decking. An downspout elbow and matching downspout pipe should be added to extend this downspout back along side on house above the balcony to dump into the gutter on the back of the balcony/front porch roof.



- 2.
3. Gutter is dented above the front porch steps. This is a focal point of the house, so it should be replaced.



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. A little bounce noticed after you enter the rear left upstairs bedroom. It may just be more noticeable due to the glass rattling on the furniture by the door in this room.
2. FYI- Foundation consists of concrete footings, concrete block walls and concrete block piers.
3. FYI- Floor structure is wood framing.
4. FYI- Exterior walls appear to be wood framing.
5. FYI- Ceiling joists are wood framing.
6. FYI- Roof framing is conventional wood trusses sheathed with roof decking.
7. 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.
8. FYI- This inspection does not include an assessment of geological conditions and/or site stability.

**STRUCTURAL PANEL BLOCKING in the crawl space:**



1. In the crawl space, the manufactured "I"- floor joists require panel blocking or 2x4 squash blocks between the I-joists, above the beams under all load-bearing walls.
2. In the crawl space, a few pieces of wood panel blocking that were nailed in place, are now knocked out; like two at the kitchen downdraft exhaust fan and the drain line next to it.



- 3.
4. Since panel blocking will not fit into bays where ductwork and piping run through these spots where panel blocking was above the beams, the manufacturer allows 2x4 squash blocks to be installed in lieu of panel blocking. There should be a 2x4 squash block on both sides of each bay above the beams, where the panel blocking is missing.
5. There should be no gaps at top or bottom of the 2x4 vertical wood stud squash blocks. They should sit firmly on the girder beam and be snug at their tops to the sub-flooring above them.
6. **Squash blocks should be 1/16<sup>th</sup> inch taller than the I-joists** and sit right above the beam.
7. Install 2x4 vertical stud wood squash blocks in these bays per framing guide.
8. Squash blocks should be secured in place with one 10d box nail into top and bottom flange of the I-joists.
9. It is very important that these squash blocks are installed correctly and promptly.

### **ELECTRICAL**

1. Cover is missing off the light in the garage door opener. It is laying on top of the water heater.
2. Can light is hanging down out of the high ceiling above the fireplace. This can be seen from

the loft.

3. Outlet in the bottom of the fireplace is not getting any power at this time. It usually is not hooked up since it is for a blower or other auxiliary device,
4. Get all lights working.
5. Light is out in the garage door opener.
6. One vanity light is out in the master bath.
7. One light is out above the shower in the front right upstairs bath.
8. One light is out in the attic. I tested it with another bulb. Fixture works.
9. Five bulbs are out in the garage ceiling.
10. 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.
11. 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. 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. Resets are sometimes located in the garage.
12. FYI- Service is underground.
13. FYI- There is a main 225-amp service disconnect breaker panel at meter outside of the home.
14. FYI- There is a 200-amp 120/240-volt grounded breaker sub-panel in the laundry. It was approved 8-12-08 per its sticker.
15. FYI- I removed covers to inspect inside the panels.
16. FYI- There are electric disconnects for the HVAC equipment in the attic and outside.
17. FYI- The 120-volt interior branch wiring is copper where visible, in non-metallic sheathed cable (Romex) as seen inside the panel.
18. FYI- Wiring is spot-checked only. Concealed components are beyond the scope of this inspection.
19. 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.
20. FYI- All lighting fixtures, switches and accessible receptacles were tested.

## **PLUMBING**

1. Some water is standing in the water meter pit in the front yard. Ensure it is ground water and not a domestic water leak.



2. Half bath commode makes a buzzing noise when filling. It sounds like noise is coming from the filler kit in the commode tank.
3. Half bath commode base is shimmed pretty high in front, but does not appear to leak or wobble at this time.
4. PVC sewer cleanout in the right yard, near the rear right of the chimney, is bent over at about a 45 degree angle in the ground. It appears it was run over during construction. So, it may be broken off where it joins the main pipe underground.



- 5.
6. FYI- It is often difficult to find all the outside sewer cleanouts due to mulch, leaves, and grass.
7. 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.
8. 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.
9. FYI- Water supply appears to be from a municipal water system.
10. FYI- Water service pipe to house as seen where it enters crawl space appears to be PEX. 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.

11. FYI- The main water cut-offs are in the meter pit in the yard and in the garage.
12. FYI- I do not test every shut-off valve because a lot of them will fail. You may want to have it checked by a plumber so he can replace it if it fails.
13. FYI- A pressure reducing valve (P.R.V.) is required by current codes if water pressure is more than 80 psi. Since water pressure is only 60 psi here, the PRV in the garage, 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.
14. FYI- Visible interior water supply lines in the house appear to be primarily copper, with some PEX.
15. FYI- Most of the piping is concealed and cannot be identified.
16. FYI- Waste disposal system appears to be to a municipal sewer system, but is undetermined.
17. FYI- The interior drain, waste and vent piping appears to be primarily PVC.
18. FYI- The 71-gallon gas water heater is operating at this time, is vented, raised and protected. It has a main water cutoff, a pressure reducing valve, an expansion tank, and a re-circulating pump near it.
19. FYI- Main natural gas cutoff is at the outside gas meter.
20. FYI- There are separate gas cutoff valves at the gas furnaces in the attic, water heater in the garage and fireplace in the family room.
21. FYI- Visible gas piping appears to be primarily hard steel pipe and flex copper tubing.
22. FYI- All plumbing fixtures were tested briefly.
23. 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.
24. FYI- Check water lines at top of water heater for leaks often, to prevent damage to water heater.
25. FYI- Maintain caulking in shower and tub enclosures. Leaks are common and can cause structural damage.
26. 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.
27. 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.
28. FYI- I do not check the overflow drains on bathtubs and sinks.

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

1. There should only be return air filters at the return air doors, or the 6-12 month thick filters in their Honeywell compartments beside the HVAC units in the attic. Now, there are filets in both places.



- 2.
3. Change return air filters monthly or as needed in thick filters.
4. 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.
5. Undercutting the interior doors will improve airflow, when doors are closed.
6. 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.
7. FYI- HVAC equipment brand appears to be Goodman.
8. FYI- The heat and air conditioning are forced air, central systems.
9. FYI- The air conditioning is electric and the heat is gas.
10. FYI- The outside a/c condensing units are model # GSC130301CA and GSC130301CA. They are serial # 0807053733 and 0807053734.
11. FYI- The a/c tonnage appears to be approximately  $2.5 + 2.5$  tons = 5 tons x about 600 sf/ton = approximately 3,000 sf vs. 2,900 sf given.
12. FYI- There are two Goodman gas furnaces in the attic. They both have pans, drains, and float switches.
13. FYI- The heat supply temperatures appear adequate at more than 100 degrees.
14. 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.
15. 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.

16. 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.
17. 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.
18. 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.
19. FYI- Heat exchanger examination or carbon monoxide testing is not within the scope of this inspection.
20. 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.
21. FYI- Due to insulation and other items blocking the view, it cannot be determined if the bath exhaust fans are all vented to the outside as they should be.

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

1. There are a lot of long sharp nails sticking through the side gable's OSB sheathing into the attic.
2. Level out the blown insulation in the right upper attic so it is at least 10" deep. Drywall ceiling is showing places here. Why was it pulled back? It is near the chimney. More blown insulation may have to be added here.



- 3.
4. Attic insulation should consist of about 10 to 12" of loose fill for a desired R-30.
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. FYI- Exterior wall insulation is not visible, therefore, cannot be inspected.
7. FYI- Soffit and roof vents noted. Proper roof ventilation extends the roof's life and prevent internal sweating and excessive heat build-up.
8. FYI- Front left upstairs bath doors are stored in the attic. Buyer wants them installed. Ensure they latch and fit okay.
9. FYI- Window screens are stored in the right upstairs attic. Buyer would like all window screens to be installed.

## **GARAGE**

1. Tall trip hazard noted as you enter garage from the screened porch. Garage door threshold is about 5" high here.
2. Two cracks noted in the garage ceiling, running about the length of the garage ceiling from front to back. They appear to be at drywall sheet joints.
3. Common cracking noted on concrete slab.
4. Ensure bottom vinyl seal is not short under the overhead door.
5. FYI- Garage door, hardware and opener are functional. The safety reverse device worked.
6. FYI- Check garage door safety reverse devices monthly. Proper lubrication of garage door



tracks and rollers is recommended.

### **GENERAL INTERIOR NOTES**

1. Common cracking noted in the tile grout; like where the tile floor joins the master shower and tub.
2. Common gaps noted where bath vanity side splashes sit on vanity tops.
3. Downstairs windows are drilled for alarm contacts, and could be sealed better. Alarm companies have been sued for drilling through the window sills for contacts before. On windows that are not under front or rear porch roofs, neatly seal up gaps up around contactors with a good clear roof caulk.
4. Some locks are difficult to lock, like in the upstairs bedrooms.
5. Common cracking noted on drywall; like at the top left of the stairs where the drywall corner meets the ceiling.
6. Ensure wire shelving has wall clips to keep back of shelves from coming up and shelves falling.
7. Drop of varnish noted on the wood floor as you enter family room from foyer hall.
8. 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.
9. Caulk tub and shower faucets and their spouts to tub and shower walls.
10. I recommend adding carbon monoxide detectors since home has gas heat.
11. FYI- Smoke detectors are located in the hallways leading to the bedrooms and in 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 manufacturers 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**

1. Front door drags bottom badly. The screw in the bottom of this wood door has worn a groove in the wood threshold.
2. Some daylight shows between the front doors at bottom.
3. Two hinge screws are missing in the left front door.

### **DINING ROOM**

### **FAMILY ROOM**

1. There is some cold air coming in the bottom of the fireplace.

2. I recommend that you consult with a licensed fireplace/chimney contractor to determine whether the fireplace is in safe working condition prior to using the fireplace. I do not test the fireplace/chimney or comment on its efficiency or operation. It is important that a fireplace/chimney is cleaned on a regular basis to prevent a buildup of flammable materials and ensure its safe operation. Gas logs were lit today, and came on okay with their wall switch. This appears to be a direct-vent fireplace.

### **HALF BATH**

1. See PLUMBING notes above.

### **KITCHEN**

1. Common cracking noted where granite countertop meets tile backsplash.
2. There is no anti-tip bracket on stove/oven leg. One should be installed. It screws to the floor and one rear leg of the stove/oven slides back into it. It usually comes with the new oven, so it may be with the owner's manual.
3. FYI- Refrigerator operates at 45 and 16 degrees. Water and ice dispensed.
4. FYI- Waterline for refrigerator appears okay at this time. Re-check it often for leaks.
5. FYI- Calibrations to cooking systems are not evaluated. I do not run self-cleaning cycle.
6. FYI- We do not guarantee the height between the cook top and the bottom of the microwave is adequate. The microwave manufacturers installation instructions should show it.

### **BREAKFAST AREA**

### **LAUNDRY**

1. Dryer vents up and appears to come out the left side of the house, where there are four vent hoods. It appears the dryer vent hood may be swapped for one of the bath exhaust hoods. The dryer vent hood should be the only one of the four without the mesh screen, since screens trap dryer lint. However, birds try to enter side vents when there is no screen.
2. 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.
3. 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.
4. 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.
5. FYI- Clean the dryer vent hose and outside hood often.
6. FYI- The 220-volt dryer outlet is working.
7. 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. Closet door latch sticks.

### **MASTER BATH**

1. Under the right vanity cabinet, seal up the gap around the drain pipe through the wall, and cover it with a larger escutcheon plate, similar to what is under the other vanity.



- 2.
3. Common gap noted where the granite side splashes sit on the granite vanity tops.
4. Adjust the roller ball latch on one of the doors.

### **LOFT**

1. Common drywall crack at top of wall and ceiling, at top left of stairs.

### **FRONT LEFT UPSTAIRS BEDROOM**

#### **FRONT LEFT UPSTAIRS BATH**

1. Both doors are removed and stored in attic. Buyer would like them reinstalled and tested for proper fit and latching.

### **FRONT RIGHT UPSTAIRS BEDROOM**

#### **FRONT RIGHT UPSTAIRS BATH**

### **REAR LEFT UPSTAIRS BEDROOM**

1. Front-most lower glass pane is cracked.



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

1. Water is standing about 4" deep in the front left crawl space under the dining room.



- 2.
3. Water is standing from the crawl space door up to the front left corner of the crawl, and over to the first beam under the dining/foyer.
4. This front left corner appears to be the low spot of the crawl space.
5. There is a positive drain pipe in this corner, but it is underwater and not draining out. Pipe is probably crushed/blocked underground outside.



- 6.
7. This positive drain pipe needs to be dug up outside and made to work. Extend pipe away from house.
8. This front left crawl space appears to be about 4 to 5 feet above the street level. So, there is some fall to work with here to drain the water out of the crawl space.



- 9.
10. Eliminate this water and its source from the crawl space.
11. This water may have been standing in the crawl space, from during construction about two years ago. Water often enters crawl spaces during construction before gutters and downspouts are installed, and before the ground is graded to slope away from the house.
12. Water does not appear to have run across the plastic on the ground in the crawl space at this time, and there is NO visible concentration of mold in the crawl space at this time.
13. Some drainage contractors add a French drain along the perimeter foundation walls either inside or outside of the crawl space.
14. Improve the exterior drainage to eliminate dampness in the crawl space as noted under LOT DRAINAGE notes at the beginning of this report.
15. The ground is covered pretty well with 6-mil plastic vapor barrier, but there are some bare spots that need to be covered better. It is preferred that the plastic be sealed at its edges and seams. Ensure it remains covered wall to wall to help reduce mold and mildew. Overlap seams and provide extra at walls.
16. I didn't see any wood scraps in the crawl space. However, I don't look under all the plastic on the ground. Ensure all wood scraps are removed 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.
17. FYI- Crawl space vents should remain opened except during freezing temperatures. Close

them in the winter.

18. FYI- It is common for condensation to form on the outside of the duct insulation and a/c Freon lines, and drip down onto the plastic over the ground when the a/c unit is running.
19. FYI- Moisture under a house is a common problem. It is usually due to improper drainage and grading above ground outside. It is impossible to determine during a one time visual inspection, if water will enter this space. Often, water problems become apparent only after a heavy rain. This report reflects conditions that were apparent at the time of the inspection. Sooner or later, water runs or seeps into virtually almost every basement or crawl space.

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

1. Radon report to follow our 48-hour radon test. An EPA approved radon screening test, using a C.R.M. (Continuous Radon Monitor), is in progress as requested.
2. THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM LEAD BASED PAINT, RADON GAS, ASBESTOS, COCKROACHES, RODENTS, PESTICIDES, TREATED LUMBER, FUNGUS, MERCURY, CARBON MONOXIDE, MOLD OR MILDEW, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SIMILAR HEALTH HAZARDS OR SUBSTANCES. WE ALSO DO NOT ADDRESS WOOD-DESTROYING INSECTS OR TERMITE SHIELDS.
3. WE DO NOT ADDRESS SUBTERRANEAN OR SYSTEM COMPONENTS (OPERATIONAL OR NON-OPERATIONAL), INCLUDING SEWAGE DISPOSAL, WATER SUPPLY, OR FUEL STORAGE OR DELIVERY.
4. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED.
5. Determining the presence and type of dangerous mold or mildew is beyond the scope of this inspection. A little mold is normal in most homes. I note if I see a concentration of visible mold-like substance. If water intrusion is found, there is likely to be mold, which may be concealed. Mold, hidden or not, is excluded from this report.
6. I do not test indoor air quality or for Urea Formaldehyde Foam Insulation (UFFI).
7. The EPA has determined that some water faucets contain lead. They recommend you let the water run for several seconds before drinking, where the faucet has not been used for several hours or overnight. Water quality is not tested.

**GENERAL NOTES**

1. This inspection does not include a termite inspection or a termite letter.
2. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside of the scope of this inspection. Furniture, storage, appliances, and/or wall hangings also can restrict inspection of the interior. Minor nail pops and cracks on interior surfaces occur in all houses. They are typically cosmetic in nature and usually are caused by settlement and/or shrinkage of building components. Small defects of this type are not mentioned in this report. The condition of floors under floor coverings cannot be determined and are excluded from this report.
3. Appliances are tested by turning them on briefly. I do not perform extensive testing of thermostats or timers and make no report regarding the effectiveness of any appliances.



Clothes washers and dryers are not tested or evaluated. We strongly recommend that appliances be tested again during a pre-closing walk-through.

4. Some items which I do not operate or inspect are: Landscaping, security system, smoke detectors, carbon monoxide detectors, heat exchangers, humidifier, swimming pool, whirl pool tub, hot tub, solar water heater, water conditioner, well, pump, low voltage systems, telephone wiring, intercoms, stereo systems, sound systems, sound wiring, alarm systems, central vac systems, cable TV wiring, timers, and any other item not specifically mentioned in this report.
5. As previously mentioned, limitations exist with the inspection. This inspection is not a code compliance inspection. Manufacturer's specifications for installation, operation, or repairs are not part of this inspection. Code compliance and the manufacture specifications on any item should be verified through the local code authorities, the company who manufactured the item and thru the sellers prior to closing. Unfamiliarity with the property will always impact disclosure. We suggest you obtain a written disclosure from the seller regarding any conditions that may not be apparent, which only previous knowledge could disclose.
6. An inspection does not identify concealed or latent defects and does NOT: deal with aesthetic concerns or what could be deemed matters of taste, suitability of the property for any use, determine the market value of the property or its marketability, determine the advisability or inadvisability of the purchase of the inspected property, determine the life expectancy of the property or any components or systems therein, include items not permanently installed, property boundary lines or encroachments, condition of any component or system that is not readily accessible, service life expectancy of any component or system, size/ capacity/ BTU/ performance or efficiency of any component or system, cause or reason of any condition, cause for the need of repair or replacement of any system or component, future conditions, compliance with codes or regulations, presence of evidence of rodents/ animals or insects, presence of mold/ mildew or fungus, presence of air-borne hazards, presence of birds, presence of other flora or fauna, air quality, existence of asbestos, existence of environmental hazards, existence of electro-magnetic fields, presence of hazardous materials including (but not limited to) the presence of lead in paint, hazardous waste conditions, manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin, operating costs of systems, replacement or repair cost estimates, acoustical properties of any systems, or estimates of how much it will cost to run any given system.
7. This report describes the condition of the property as it appeared at the time of this report and this is not to be construed as a guarantee or warranty of any kind.
8. This report is prepared exclusively for, and as directed by, the customer named on the front page of this report.
9. While I make an effort to identify existing or potential problems, it is impossible for a home inspector to predict the future. I recommend that you budget on average about 3 percent of the value of the home on an annual basis for unforeseen repairs and maintenance. It would be necessary to budget for unforeseen repairs at any house you might consider. Things will wear out, break down, and fail without warning. This is a fact of ownership.
10. If home repairs are necessary, we encourage you to understand fully what is to be done and what it will cost, and you seek references before signing any contract or authorizing any work to be done. Remember, too, that it is the individual who is trained, not the company. Only licensed, insured professional contractors should be used.

11. I strongly recommend you have the appropriate licensed contractor further evaluate each defect and the entire system in question before close of escrow.

### **SUMMARY**

When deciding which items are the most important to be repaired first, many things are to be considered, such as hazards, cost of repairs, maintenance, etc... Some items are considered normal maintenance. The most important repairs to be made first are normally any life safety issues, drainage, roofing, structural, electrical, plumbing, HVAC. Following are some items, which are the most important in my opinion. Other items may be more important to you, due to personal preference. (Please read entire report). Items are listed in the order they appear on the report, NOT in priority.

1. Lot drainage
2. Downspout extensions
3. Lot
4. Trip and Fall hazards
5. Exterior
6. Roofing
7. Gutters and drainage
8. Structural
9. Electrical
10. Plumbing
11. HVAC
12. Attic
13. Garage
14. Windows
15. Interior room items
16. Crawl space items
17. Radon?

The single biggest item at this time, appears to be the water in the crawl space.

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*

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# INSPECTION AGREEMENT

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Evaluation of property located at: **1234 Sesame Street., Franklin, TN**  
Inspection is performed for: **Burt Ernie**  
Time of the inspection: **January 28, 2010**

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

THIS CONTRACT SUPERSEDES ALL PREVIOUS COMMUNICATIONS.

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

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

hazards, presence of birds, presence of other flora or fauna, air quality, existence of asbestos, existence of environmental hazards, existence of electro-magnetic fields, presence of hazardous materials including (but not limited to) the presence of lead in paint, hazardous waste conditions, manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin, operating costs of systems, replacement or repair cost estimates, acoustical properties of any systems, or estimates of how much it will cost to run any given system.

6. THE INSPECTION AND REPORT DO NOT ADDRESS AND ARE NOT INTENDED TO ADDRESS CODE AND REGULATION COMPLIANCE, THE POSSIBLE PRESENCE OF OR DANGER FROM LEAD BASED PAINT, RADON GAS, ASBESTOS, COCKROACHES, RODENTS, PESTICIDES, TREATED LUMBER, FUNGUS, MERCURY, CARBON MONOXIDE, MOLD OR MILDEW, UREA FORMALDEHYDE, SOIL CONTAMINATION AND OTHER INDOOR AND OUTDOOR SIMILAR HEALTH HAZARDS OR SUBSTANCES. WE ALSO DO NOT ADDRESS WOOD-DESTROYING INSECTS. WE DO NOT ADDRESS SUBTERRANEAN OR SYSTEM COMPONENTS (OPERATIONAL OR NON-OPERATIONAL), INCLUDING SEWAGE DISPOSAL, WATER SUPPLY, OR FUEL STORAGE OR DELIVERY. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING OF THE ABOVE IS DESIRED. We offer professional radon testing for an additional fee if requested to do so.
7. The parties agree that any item of contention or claims regarding this contract shall first be submitted to mediation. Failing such mediation the matter shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI with at least five (5) years of Home Inspection experience.
8. The 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 paid \$500.00 at the inspection.

A+ Home Inspections, dba A+ Service, LLC

Client:

*Steve Traylor*

Steve Traylor (owner/inspector)

Signature

## RECEIPT

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**Paid to:**

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

January 28, 2010

**To:** Burt Ernie

**For inspection performed at:**

1234 Sesame Street.  
Franklin, TN

**Inspection completed**      January 28, 2010  
**Radon Test started**        January 28, 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*