



Building Inspection Report



[REDACTED] Court, Nashville TN 37215

Inspection Date: January 18, 2008

Prepared For:

David & Susan [REDACTED]

Prepared By:

BJK Property inspections, Inc.

4282 Pate Road

Franklin, TN 37064-8011

(615) 591-6870 Office

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www.home-inspector.com

Report Number: DD012508A

Inspector: Bill Gunther TN Lic. # 53

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Inspection Address: [REDACTED] Ct., Nashville TN 37215
Report Number: DD012508A

January 25, 2008

David & Susan [REDACTED]

Dear David & Susan,

At your request, an inspection of the above property was performed on January 25, 2008. BJK Property Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

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 is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. BJK Property Inspections will not release a copy of this report without your written consent.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

Bill Gunther,
BJK Property Inspections, Inc.

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

Important Locations to Remember

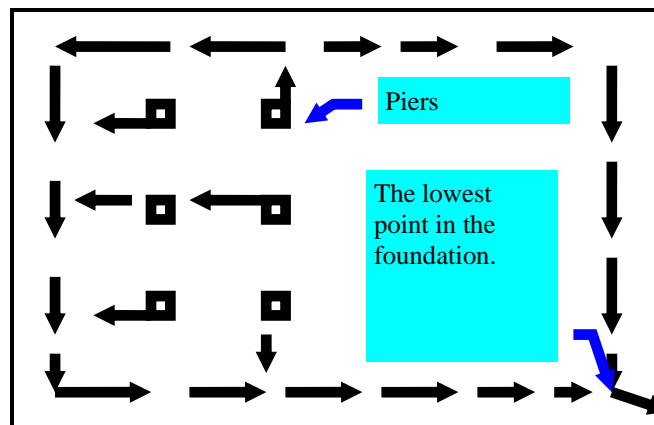
- At the service entrance and in the laundry

- ## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

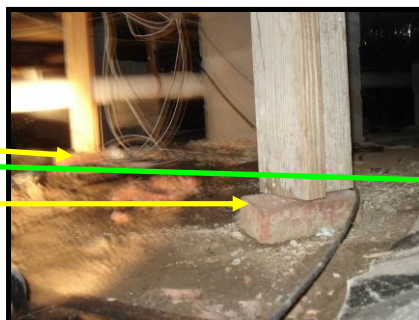
This confidential report is prepared exclusively for David & Susan [REDACTED]
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Structural Components

- Improve:** There is some standing water in the crawl space and moisture around the perimeter of the crawl space. Standing water increases moisture levels in the crawl space and increases the potential for mold and mildew to develop. This is not necessarily a difficult or expensive condition to correct. Often grading improvements or redirecting downspouts is sufficient. It is also important to create conditions within the crawl space which will aid in the flow of water entering the crawl space to be evacuated through the foundation drain. Ideally the crawl space floor should be as uniform as possible with a "ditch" or pathway just inside the foundation wall perimeter which will channel water toward the foundation drain (which should be located at the lowest corner of the house) and similar paths from the piers to the perimeter pathway. This would provide a pathway for the rapid removal of water and reduce the potential for standing water. It would be good to remove the plastic vapor barrier, rake out any debris, level the soil of the crawl space, create a continual downward path along the foundation walls toward the foundation drain, make paths from the piers toward the exterior walls and reinstall a plastic vapor barrier..
- Improve:** All wood debris and/or trash should be removed from the crawl space. Such debris tends to attract termites and organic debris around a property increases risk of insect or rot damage to your home. One piece of wood appeared to have some damage from moisture or termites.



- Improve: Information:** Some additional supports have been added in the crawl space of the house. The supports do not appear to have been installed in a workman like manor and it is recommended that they be improved.



- Repair:** The ladder on the pull down stairs to the attic needs to be trimmed to sit on the floor in a fully open position. Often if theses are not correctly trimmed the stairs will not support the weight of the climber leading to malfunctioning of the unit over time.



Roofing System

- Monitor:** The roofing material is in fair condition. This roof is wearing at uneven rates. The sides of the roof exposed to most sunlight wear more quickly than more shaded areas. Early repair or replacement may be needed in some areas prior to replacing the entire roof covering.

- **Repair:** There are several “nail pops” in various locations on the roof which need to be fixed. Nails will often lift as the materials expand and contract with the weather. Sometimes the roofing nails were not sufficiently driven into the wood beneath the shingle. Such nails will eventually break through the surface of the overlying shingle tab which can lead to leaks. All “nail pops” should be properly repaired to prevent leaks which could damage the home.
- **Repair:** There is some damaged shingles observable on the rear decks from the rear window. A roofer should be contacted to make repairs and further evaluate the roof.

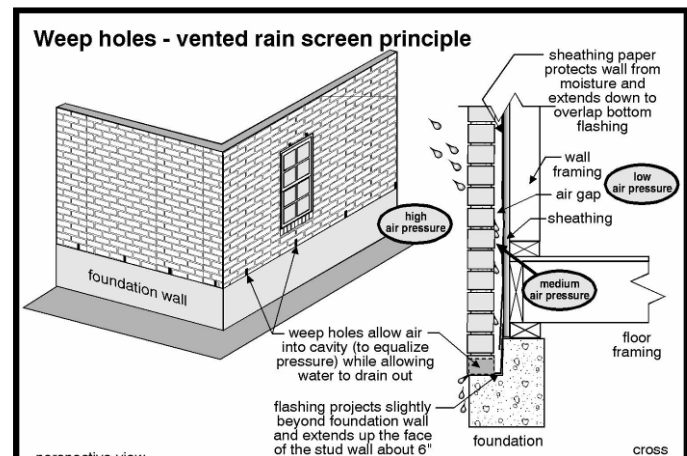


- **Monitor:** It is recommended that the downspouts, which are connected to tubes that run under ground, be checked periodically to insure the integrity of the tubes. If the tubes fail near the foundation storm water will be discharged against the foundation walls and can adversely affect the home.
- **Improve:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. Discharge directly on to the roofing materials can cause premature deterioration to the roof's surface often creates leaks around such points of discharge. **While this is not a requirement “BJK” makes this recommendation based upon observation of defects caused by gutters discharging onto the roofs.**



Exterior Components

- **Improve:** Weep holes were not installed as required on the building. Weep holes are intended to allow water to exfiltrate and air to infiltrate the wall cavity. **Weep holes should be provided in masonry veneer and in the outside wythe of masonry walls at a maximum spacing of 4 ft (1219 mm) on center by omitting mortar in the head joints** Weep holes shall be located in the first course above the foundation wall or slab, and other points of support, including structural floors, shelf angles, and lintels. Shown at right and below are diagrams showing the proper placement for weep holes. **There is no evidence of any ill-effects from the lack of the required weep holes. Drilling weep holes in the mortar joints around the building to allow air infiltration to enter and dry the cavity is a simple and inexpensive.**



- **Improve:** There is rust starting to form on the lintels (the metal angel iron above doors and windows in brickwork) above the garage doors, the pedestrian door of the garage and several of the windows. Sand, prime and paint with a good quality rust inhibiting paint. Rusted lintels are known to damage brickwork. Also caulk between the lintel and the wood frame.



- **Improve:** All window and door frames should be sealed to the brickwork or framing with a good quality adhesive caulk to prevent water and insect intrusion. Water penetration in these areas can lead to wood rot and decay. This is a maintenance item which should be checked periodically and is best performed in conjunction with painting maintenance.
- **Repair:** There is some localized wood rot at the base of the frame around the pedestrian garage door. Gouging out the rotted wood and filling affected areas with “Bondo,” (an automotive body filler) sanding and painting with a quality paint is recommended for small areas while wood replacement is recommended only as a temporary fix while wood replacement is considered a permanent repair. It would be most advantageous to use a cementitious wood substitute rather than wood as it will not rot out.
- **Repair:** There is some localized wood rot to the trim above the rear entryway. As above this condition should be appropriately repaired.



- **Repair:** There is localized wood rot to some of the fascia and trim boards around the dormers on the right side of the house. In conjunction with painting maintenance it is recommended that all fascia and soffit areas be carefully checked and repaired as needed. Again it is recommended that the damaged wood be replaced with a cementitious board rather than wood. It is also recommended that the point where the trim meets the siding be caulked. (Right picture below)



- **Repair:** There are some settlement cracks in the cement driveway. It is recommended that they be filled to prevent moisture from entering and eroding the surface beneath the cement which will lead to additional cracking. Sonneborn and Trimco make some excellent long lasting products to help seal such cracks. Exterior Materials, 665 Wedgewood Ave. Nashville, TN (near the State Fair Grounds) carries Sonneborn and Trimco products.
- **Improve:** It is a good idea to caulk points where dissimilar materials meet, especially where the joint runs vertically, to help prevent moisture and insect intrusion. Application of caulking around the trim as it meets the brickwork is recommended.

- **Improve:** All shrubs and vegetation should be cut back away from the building at least 12 -24" to promote proper air circulation around the walls. Vines and other climbing plants can cause damage to exterior surfaces and should not be allowed to grow on the building. Such vegetation also prevents proper drying of the siding and provides a pathway for insect life which can cause damage to your home
- **Repair:** The wood trim around most of the home has reached the point where painting maintenance is required. Exterior wood trim on windows, dormers, chimneys, porch railings and columns, etc., must be kept well painted to prevent decay. Proper preparation including scraping, sanding and painting with a good quality paint will protect the wood and your investment



Electrical System

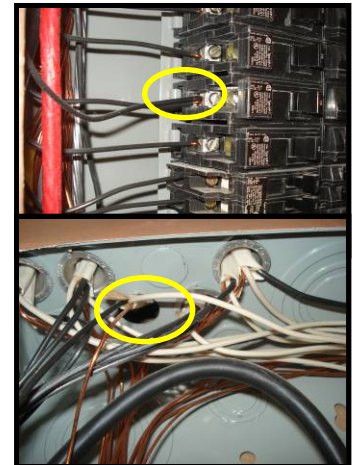
- **Safety Issue: Improve:** Standard building practices require that there be proper clearances for all electrical panels. All panels, including service panels, sub-panels and disconnects are required to be installed on a 30" wide plane and must have 36" front clearance from floor to ceiling height which is level. This is safety requirement to insure safe access and egress for persons working on such panels. The panel located at the front right corner of the house is blocked with shrubbery which should be moved to provide the appropriate clearance.



Is it Safely Accessible?

- 30in. wide working space
- 36in. deep working space
- Space extends to floor
- Level work space

- **Repair:** In the downstream panel in the laundry the neutral wires are appropriately placed on a floating neutral bar as required. Unfortunately the wires are "double & triple tapped" (installed with more than one wire under each of the screws.) Such double tapping is not acceptable on the neutral bar. Each wire should be held on to the neutral bar by a separate screw. This condition should be corrected.
- **Repair:** There is a "double tap" in the laundry electrical panel. A "double tap" refers to the using of one fuse or circuit breaker to supply two separate circuits. Each circuit breaker or fuse is only allowed to supply one circuit. "Double taps" should be eliminated by adding additional breakers or fuses as necessary. This should be done by a licensed electrician.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets or connectors) are required where wiring passes into the any distribution panel, box or fixture. Such devices serve to protect the wiring from the metal edges of the panel openings. There is a connector missing on a wire that enters the panel from the top of the box.



Heating System

NOTE: Some *gas furnaces* have had problems with the heat exchanger getting holes and allowing flue gas, carbon monoxide etc., into the home. For units over 5 years old, it is recommended that before closing, an HVAC service company be engaged to check the heat exchanger for safety, as we do not inspect heat exchangers. (Complete inspection requires disassembly on most units)

- **Information:** When operated in the heating mode of operation the HVAC unit for the first level produced a temperature of 111 degrees and brought the ambient temperature to 72 degrees. This temperature differential indicates proper operation.
- **Information:** When operated in the heating mode of operation the HVAC unit for the second level produced a temperature of 113 degrees and brought the ambient temperature to 72 degrees. This temperature differential indicates proper operation.
- **Repair:** When operated in the heat pump only heating mode the unit produced a temperature of 72 degrees in an ambient temperature of 62 degrees. When the auxiliary or supplemental heat was engaged the unit produced a temperature of 87 degrees in an ambient temperature of 70. A heat pump should have a temperature differential of 15 to 20 degrees from the produced heat and the ambient temperature. This temperature differential is not indicative of proper performance and it is recommended that the unit be serviced to see if it can be brought into proper operation.

Cooling/Heat Pump System

- **Information:** The air conditioner was not operated in the cooling mode as the outside temperature was below recommended operating temperature. The cooling system should be checked out and serviced by a licensed HVAC contractor.

Insulation/Ventilation

- **Improve:** In the last several years it has become more and more common for crawl spaces to be insulated with spray-on foundation wall insulation. This can be effective to a certain degree; however there are some serious drawbacks which should be considered. Unfortunately, the building codes have not yet kept up with the technology and the procedures for the installation of this product has not been well defined. When walls are sprayed from ground to sub-flooring a hidden pathway is established for the undetected movement of termites or other insects. A clear space of 6 to 8 inches should be provided at the base of the walls which will help in termite detection. It is also recommended that the sill plate be free of insulation for inspection as well.



Plumbing System

- **Repair:** The hose bibs (exterior faucets) are not properly secured to the building. The collar should be securely fastened into the brick or substrate by a mechanical means.
- **Repair:** The spray handle for the kitchen sink does not function properly in that it will not change from steady stream to spray. The handle should be repaired or replaced.



- **Information: Improve:** The commode in the front east bathroom was found with material in the bowl and did not flush at first. The inspector moved the float slightly and the water closet filled with water and the commode then flushed. It is recommended that a plumber check this commode.
- **Repair:** The spray wand in the tub of the master bathroom is leaky around the head of the spray. This may be able to be repaired or replacement.
- **Improve:** It is important to maintain the caulking in and around the tub, along wall corners, floor and wall seams and around faucets and spouts to prevent moisture from getting into the subwall and floor. Damage can be caused if these areas are not well sealed and maintained. Periodic inspection and maintenance is certainly more preferable than costly repairs.

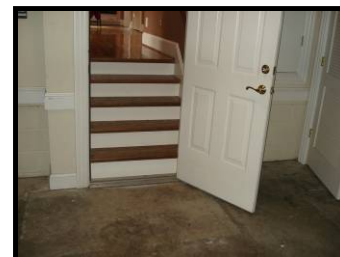
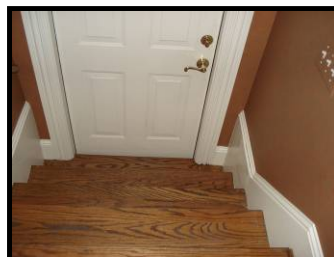


Interior Components

- **Repair:** There is some damaged drywall on each side of the rear curio recessed area of the family room. It is possible that a past leak from the roof wall intersection above this area may have lead to this damage. The wall was checked for moisture and found to be dry. The damaged drywall should be repaired.
- **Repair:** The screws to the top hinge of the door to the second floor hall closet are stripped which causes the door not to close properly. Filling the holes and installing longer screws should correct this problem.
- **Improve:** The door to the master bedroom rubs the top header on the latch side. Sanding or planing the door should restore proper function. This is usually the result of minor settling or shrinkage of material.
- **Improve:** There are several small ceiling cracks, ceiling to wall separations, nail pops and other blemishes commonly associated with the “settling” common in most homes. There is some shrinkage which occurs in the framing of the home which gives rise to these types of imperfections. Almost all of these problems are not structurally significant and can be repaired easily with drywall joint tape and compound
- **Improve:** There were “nail pops” or other cosmetic blemishes noted in the drywall. Nails can be reset and covered with several coats of joint compound or spackle. Lightly sand these areas and repaint to hide.



- **Repair:** There are several windows that have had seal failure resulting in a “fogged” appearance. When dual pane windows loose their seal condensation forms between the panes of glass and when it dries leaves a residue or clouding between the panes of glass which can not be cleaned. This product failure can be repaired, however the cost of repair and the cost of replacement should be carefully considered.
- **Safety Issue: Information:** The steps from the kitchen area to the garage terminate at the door with the door closed and at the garage floor when the door is open. It is generally required that a 36” deep landing be present rather than a door.



- **Safety Issue: Repair:** The ignitor for the gas range top do not work consistantly. It is recommended that the unit be serviced to insure that the ignitor works properly.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. **The inspection follows the guidelines of the Standards of Practice required by the State of Tennessee Home Inspecting Licensing Act and the ASHI Standards of Practice and will also comment on certain items which may be addressed by the UBC, CABO, SBCCI, IRC, UPC, NEC or local codes which may or may not have been adopted for inclusion by your local codes.**

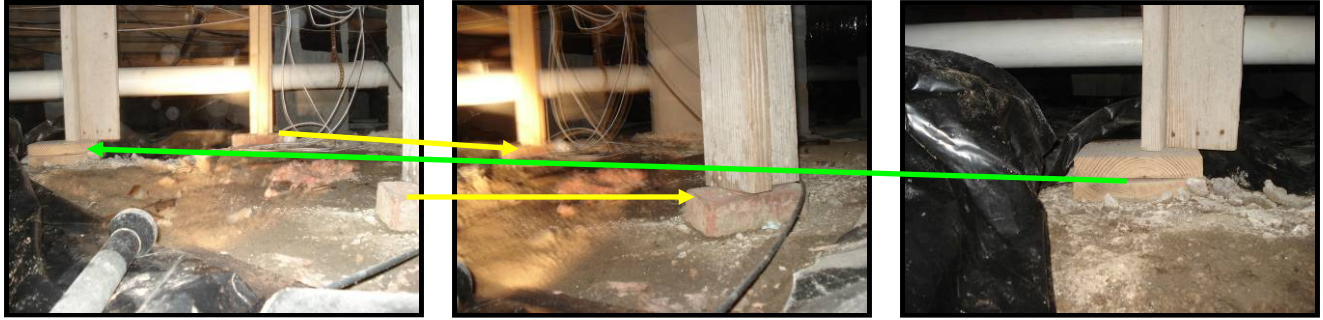
This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The inspection report, including the limitations, Scope of Inspection, and the Pre-inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting with an attorney or real estate agent. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to closing of escrow. Further evaluation prior to close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

It is important to understand that the "Report Overview" is just that, an overview. It is important the entire report be read. Please read the entire report.

- **Improve: Information:** Some additional supports have been added in the crawl space of the house. The supports do not appear to have been installed in a workman like manor and it is recommended that they be improved.



- **Repair:** The ladder on the pull down stairs to the attic needs to be trimmed to sit on the floor in a fully open position. Often if theses are not correctly trimmed the stairs will not support the weight of the climber leading to malfunctioning of the unit over time.



LIMITATIONS OF STRUCTURE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only representative samplings of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing System

DESCRIPTION OF ROOFING

Roof Covering:	• Architectural Composition Asphalt Shingle
Roof Slope:	• Steep
Layers:	• One Layer
Roof Flashings:	• Metal • Plastic/rubber boots
Chimneys:	• Masonry
Roof Drainage System:	• Metal
Skylights:	• None
Method of Inspection:	• Viewed with binoculars • Viewed from window

ROOFING OBSERVATIONS

The roof coverings are considered to be in generally fair condition and appears to be older than it actually is despite what appears to be adequate ventilation.

Composition asphalt roofs commonly last from 12 to 16 years in this area. Roofs with dormers, valleys, chimneys, skylight, etc., should be checked at least every two years and annually as they approach the end of their life, by a licensed roofer. Due to constantly changing environmental conditions and other factors, there is no guarantee a roof will not leak at any time.

Splash blocks or tubes must be maintained under downspouts to direct water *away from* the foundation areas. This helps in maintaining a dry crawl space or basement.

It is recommended that the following issue(s) and roof be further evaluated and addressed as needed by a licensed roofer.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The roofing material is in fair condition. This roof is wearing at uneven rates. The sides of the roof exposed to most sunlight wear more quickly than more shaded areas. Early repair or replacement may be needed in some areas prior to replacing the entire roof covering.
- **Repair:** There are several “nail pops” in various locations on the roof which need to be fixed. Nails will often lift as the materials expand and contract with the weather. Sometimes the roofing nails were not sufficiently driven into the wood beneath the shingle. Such nails will eventually break through the surface of the overlying shingle tab which can lead to leaks. All “nail pops” should be properly repaired to prevent leaks which could damage the home.
- **Repair:** There is some damaged shingles observable on the rear decks from the rear window. A roofer should be contacted to make repairs and further evaluate the roof.



- **Monitor:** It is recommended that the downspouts, which are connected to tubes that run under ground, be checked periodically to insure the integrity of the tubes. If the tubes fail near the foundation storm water will be discharged against the foundation walls and can adversely affect the home.
- **Improve:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. Discharge directly on to the roofing materials can cause premature deterioration to the roof's surface often



creates leaks around such points of discharge. [REDACTED] urt, Nashville TN 37215 Page 14 of 34
While this is not a requirement "BJK" makes this recommendation based upon observation of defects caused by gutters discharging onto the roofs.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

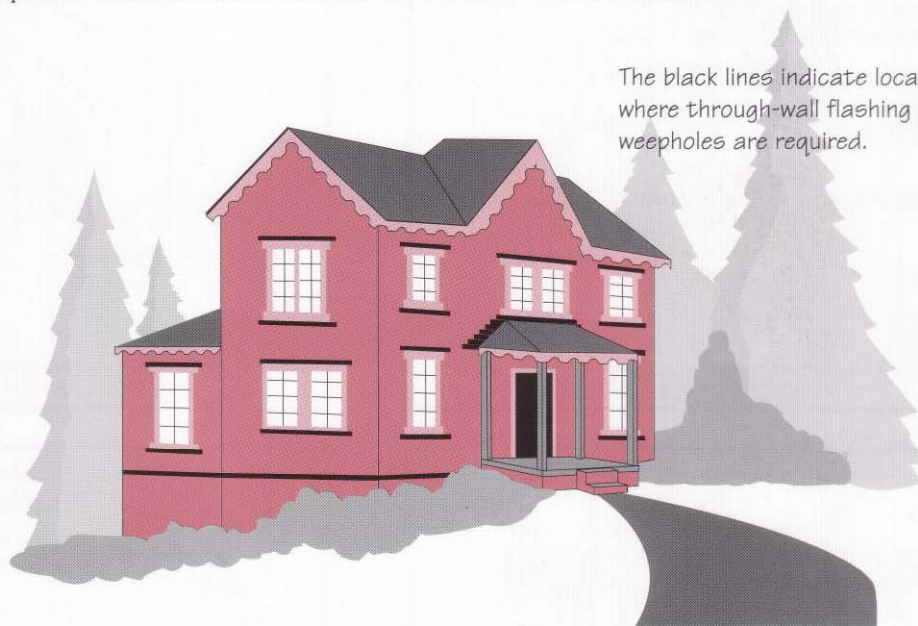
Bulletin



Flashing and Weepholes Required on All Residential Brickwork

The 1995 CABO **1 and 2 Family Dwelling Code** and the 1994 Edition of the **Standard Building Code*** call for flashing and weepholes in masonry veneer.

The diagram below indicates location where through-wall flashing and weepholes are required. Construction details are on the other side of this bulletin.



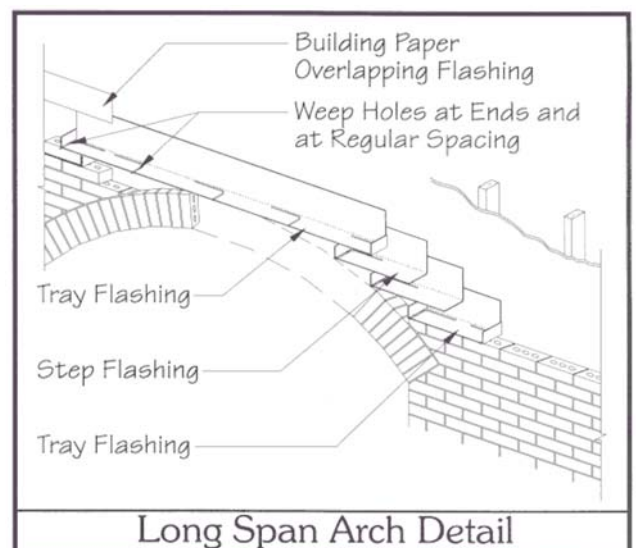
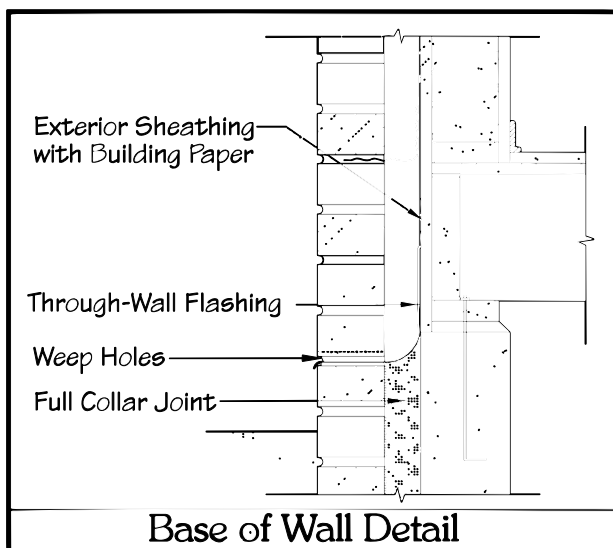
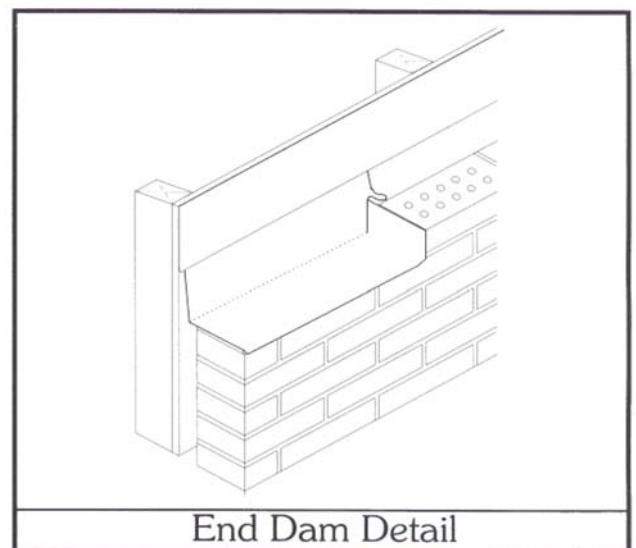
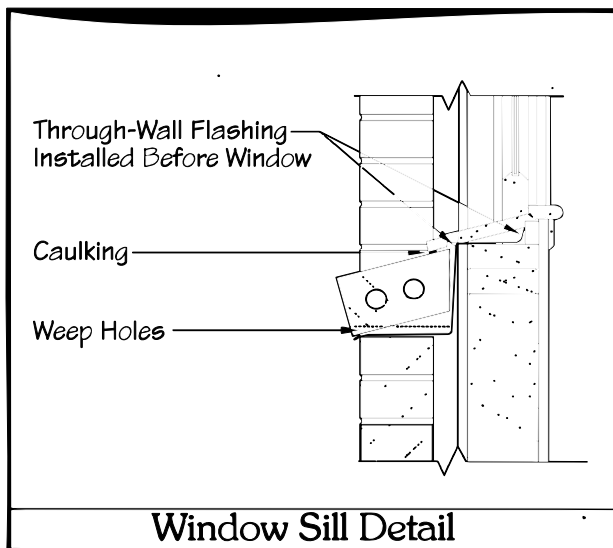
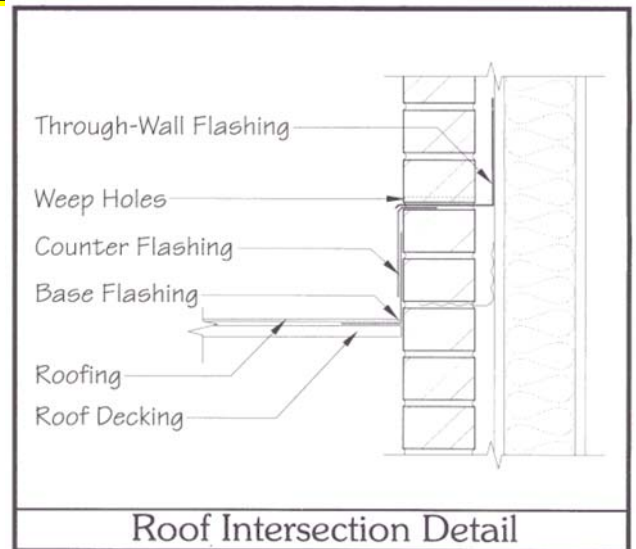
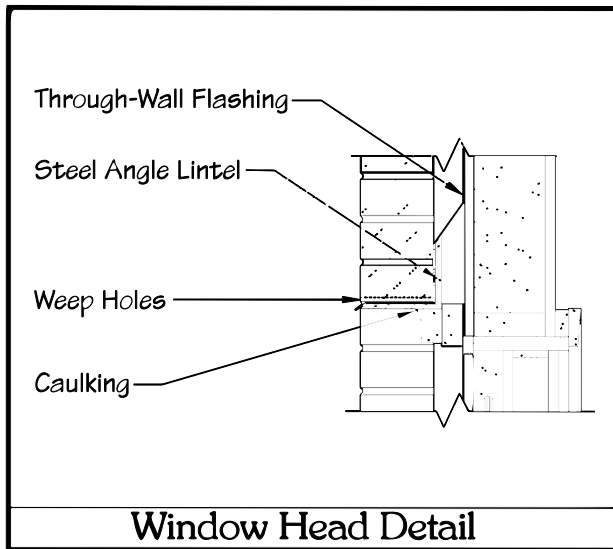
The black lines indicate locations where through-wall flashing and weepholes are required.

Note: Although brick veneer, wood frame construction has proven to be the most durable form of protecting a house from weather, wind-driven rain can penetrate the best brickwork. Southern Brick Institute strongly recommends compliance with the flashing and weephole requirements of the Cabo and Standard Building Codes.

*CABO 703.7; Standard Building Code 1403.1

Southern Brick Institute

1810 Overlake Drive Suite A • Conyers, Georgia 30013 • 770-760-0728 • Fax 770-760-7810 • www.sbsonline.org



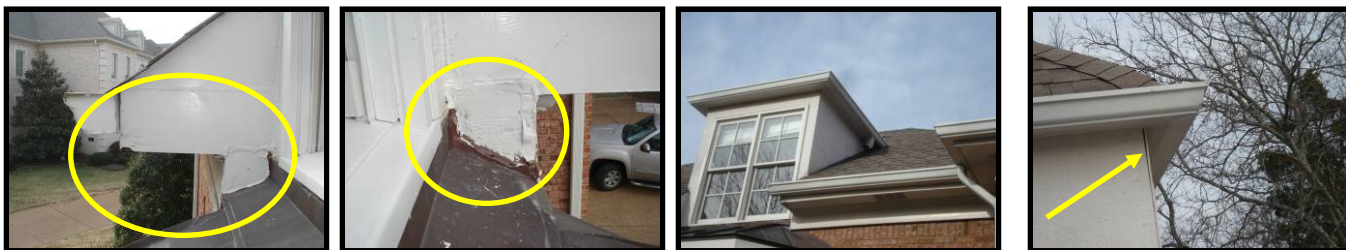
- **Improve:** There is rust starting to form on the lintels (the metal angel iron above doors and windows in brickwork) above the garage doors, the pedestrian door of the garage and several of the windows. Sand, prime and paint with a good quality rust inhibiting paint. Rusted lintels are known to damage brickwork. Also caulk between the lintel and the wood frame.



- **Improve:** All window and door frames should be sealed to the brickwork or framing with a good quality adhesive caulk to prevent water and insect intrusion. Water penetration in these areas can lead to wood rot and decay. This is a maintenance item which should be checked periodically and is best performed in conjunction with painting maintenance.
- **Repair:** There is some localized wood rot at the base of the frame around the pedestrian garage door. Gouging out the rotted wood and filling affected areas with "Bondo," (an automotive body filler) sanding and painting with a quality paint is recommended for small areas while wood replacement is recommended only as a temporary fix while wood replacement is considered a permanent repair. It would be most advantageous to use a cementitious wood substitute rather than wood as it will not rot out.
- **Repair:** There is some localized wood rot to the trim above the rear entryway. As above this condition should be appropriately repaired.



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- **Repair:** There are some settlement cracks in the cement driveway. It is recommended that they be filled to prevent moisture from entering and eroding the surface beneath the cement which will lead to additional cracking. Sonneborn and Trimco make some excellent long lasting products to help seal such cracks. Exterior Materials, 665 Wedgewood Ave. Nashville, TN (near the State Fair Grounds) carries Sonneborn and Trimco products.
- **Improve:** It is a good idea to caulk points where dissimilar materials meet, especially where the joint runs vertically, to help prevent moisture and insect intrusion. Application of caulking around the trim as it meets the brickwork is recommended.

- **Improve:** All shrubs and vegetation should be cut back away from the building at least 12 -24" to promote proper air circulation around the walls. Vines and other climbing plants can cause damage to exterior surfaces and should not be allowed to grow on the building. Such vegetation also prevents proper drying of the siding and provides a pathway for insect life which can cause damage to your home
- **Repair:** The wood trim around most of the home has reached the point where painting maintenance is required. Exterior wood trim on windows, dormers, chimneys, porch railings and columns, etc., must be kept well painted to prevent decay. Proper preparation including scraping, sanding and painting with a good quality paint will protect the wood and your investment



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating System

DESCRIPTION OF HEATING

Energy Source:	•Gas •Electricity
Heating System Type:	•Forced Air Furnace - Air Source Heat Pump System with Auxiliary Heat
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Air Handlers •Thermostats

HEATING OBSERVATIONS

Make	Type	Age or SN	Location
Rheem	Gas Package Unit	2/98	Left side of house
Rheem	Gas Furnace		Attic
Heil	Split Electric Heat Pump	1998	Garage Closet

Central heat and air units should be serviced annually, for proper performance and life.

It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed HVAC contractor.

RECOMMENDATIONS / OBSERVATIONS

NOTE: Some gas furnaces have had problems with the heat exchanger getting holes and allowing flue gas, carbon monoxide etc., into the home. For units over 5 years old, it is recommended that before closing, an HVAC service company be engaged to check the heat exchanger for safety, as we do not inspect heat exchangers. (Complete inspection requires disassembly on most units)

- **Information:** When operated in the heating mode of operation the HVAC unit for the first level produced a temperature of 111 degrees and brought the ambient temperature to 72 degrees. This temperature differential indicates proper operation.
- **Information:** When operated in the heating mode of operation the HVAC unit for the second level produced a temperature of 113 degrees and brought the ambient temperature to 72 degrees. This temperature differential indicates proper operation.
- **Repair:** When operated in the heat pump only heating mode the unit produced a temperature of 72 degrees in an ambient temperature of 62 degrees. When the auxiliary or supplemental heat was engaged the unit produced a temperature of 87 degrees in an ambient temperature of 70. A heat pump should have a temperature differential of 15 to 20 degrees from the produced heat and the ambient temperature. This temperature differential is not indicative of proper performance and it is recommended that the unit be serviced to see if it can be brought into proper operation.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning •Air Source Heat Pump System with Auxiliary Heat
Through-Wall Equipment:	• Not Present
Other Components:	•Air Handlers •Thermostats

COOLING / HEAT PUMPS OBSERVATIONS

Make	Type	Age or SN	Size	Location
Rheem	Package A/C	2/98	4 Tons	Left side of house
Rheem	A/C Unit	3/98	3 Tons	Left side of house
Heil	Split Heat Pump System	98/23	2 Tons	Left side of house

Central cooling units should be serviced annually for efficiency and normal life.

Air Filters should be checked at least every 30 days. See maintenance information in back of this report.

It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed HVAC contractor.

RECOMMENDATIONS / OBSERVATIONS

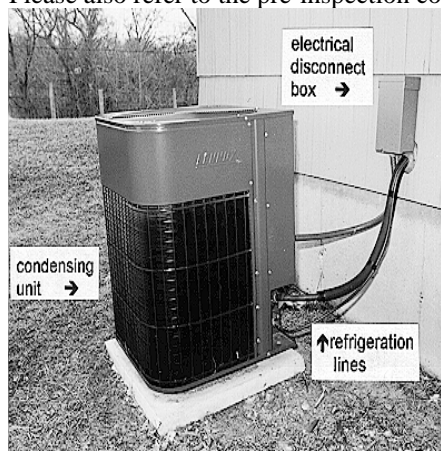
- **Information:** The air conditioner was not operated in the cooling mode as the outside temperature was below recommended operating temperature. The cooling system should be checked out and serviced by a licensed HVAC contractor.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Condenser grills/fins should be kept clean and free of debris for proper operation of the units. Also all plants and shrubs should be kept trimmed at least 2 feet away from the units to allow adequate air flow and access to the units.

ILLUSTRATION ONLY

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Roof Cavity Insulation:	•Fiberglass
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	• Sprayed on Cellulose
Floor Cavity Insulation:	•Fiberglass•None
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Dryer

INSULATION / VENTILATION OBSERVATIONS

Insulation levels appear about typical for this type and age home.

Loosefill insulation in the attic is the normal type used in this area. This insulation should be kept as 'level' as possible, except for ceiling lights, which should have no insulation over them.

Floor insulation is not required in this area but if seen it is usually R-11 batt type installed between floor joists. Wall insulation normally cannot be determined by a home inspection as we cannot see inside the walls.

Exterior foundation vents should be open unless the outside temperature is below about 40 degrees.

It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed contractor.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** In the last several years it has become more and more common for crawl spaces to be insulated with spray-on foundation wall insulation. This can be effective to a certain degree; however there are some serious drawbacks which should be considered. Unfortunately, the building codes have not yet kept up with the technology and the procedures for the installation of this product has not been well defined. When walls are sprayed from ground to sub-flooring a hidden pathway is established for the undetected movement of termites or other insects. A clear space of 6 to 8 inches should be provided at the base of the walls which will help in termite detection. It is also recommended that the sill plate be free of insulation for inspection as well.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior Components

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Double Hung • Double pane insulating •Fixed Pane
Doors:	•Wood-Hollow Core
Fireplace(s):	•Metal w/damper
Kitchen Appliances:	•Gas Range Top•Double Wall Oven/Micro-convection•Microwave•Garbage Disposal•Dishwasher
Laundry Appliances:	•Hot/Cold water w/drain•220 Volt Connection•Dryer Vent
Security System:	•System inspected by Brinks

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are considered to be in average condition.

Typical flaws were observed in some areas.

The majority of the doors and windows are average quality.

All smoke detectors should be tested when you first move in. Carbon Monoxide detectors are recommended if using a gas furnace and or a wood burning fireplace.

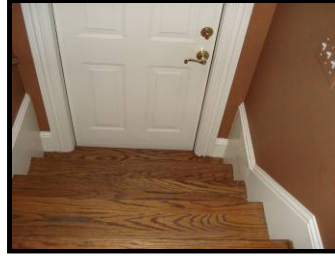
It is recommended the following issue(s) and related systems be further evaluated and addressed as needed by a licensed contractor.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** There is some damaged drywall on each side of the rear curio recessed area of the family room. It is possible that a past leak from the roof wall intersection above this area may have lead to this damage. The wall was checked for moisture and found to be dry. The damaged drywall should be repaired.
- **Repair:** The screws to the top hinge of the door to the second floor hall closet are stripped which causes the door not to close properly. Filling the holes and installing longer screws should correct this problem.
- **Improve:** The door to the master bedroom rubs the top header on the latch side. Sanding or planing the door should restore proper function. This is usually the result of minor settling or shrinkage of material.
- **Improve:** There are several small ceiling cracks, ceiling to wall separations, nail pops and other blemishes commonly associated with the “settling” common in most homes. There is some shrinkage which occurs in the framing of the home which gives rise to these types of imperfections. Almost all of these problems are not structurally significant and can be repaired easily with drywall joint tape and compound
- **Improve:** There were “nail pops” or other cosmetic blemishes noted in the drywall. Nails can be reset and covered with several coats of joint compound or spackle. Lightly sand these areas and repaint to hide
- **Repair:** There are several windows that have had seal failure resulting in a “fogged” appearance. When dual pane windows loose their seal condensation forms between the panes of glass and when it dries leaves a residue or clouding between the panes of glass which can not be cleaned. This product failure can be repaired, however the cost of repair and the cost of replacement should be carefully considered.



- **Safety Issue: Information:** The steps from the kitchen area to the garage terminate at the door with the door closed and at the garage floor when the door is open. It is generally required that a 36" deep landing be present rather than a door.



- **Safety Issue: Repair:** The ignitor for the gas range top do not work consistantly. It is recommended that the unit be serviced to insure that the ignitor works properly.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and/or as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- During a home inspection it is not always possible to identify windows which have had seal failure. Temperature and relative humidity play a significant role in the manifestation of the condition. BJK inspectors will record instances of seal failure when they are observed but does not guarantee that all failed windows seals will be identified and will not be responsible for such defects.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Environmental Survey

(No testing done. May indicate the possibility only)

- 1) Asbestos Warning (1930-1980) : •No
- 2) Visual Material Suspect Asbestos: •No
- 3) Suspect Samples Taken: •N/A
- 4) Describe Possible Asbestos Material/Location: •N/A
- 5) Radon Warning (Geographical Indication): •Yes (EPA listed high zone for parts of Middle Tennessee)

Radon gas is naturally occurring in our environment in harmless quantities. The danger occurs when the gas percolates through the ground and enters a tightly enclosed structure through fissures or cracks in a foundation. The gas can become concentrated, due to lack of ventilation. The EPA states that a reading of more than 4.0 picocuries per liter of air is reason for concern. It is widely accepted that some geographical areas have a propensity to higher radon levels. This geographical indication in no way implies this homes specific radon level, but is used for information in which to further evaluate your environment. Your inspection service can provide additional information and testing in accordance with EPA protocols, if desired.

- 6) Lead in Material Warning (prior 1978): •No
- 7) Lead in Water Warning: •No - 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 and/or overnight.
- 8) U.F.F.I Suspected: •No (Urea Formaldehyde Foam Insulation)
- 9) Describe Suspected U.F.F.I. Location/Material: •N/A
No other specific environmental concerns were noted at this time.
- 10) Noise, Pollution, Odors, etc.,: •None known. Many sources can contribute to these conditions, some of which can be transient, only occurring at specific times or occasionally and may not be discovered during this inspection.

NOTE: The Environmental Protection Agency (EPA), has determined that some buildings *and homes* may be affected by unhealthy indoor air contamination. *We do not test for this and cannot provide you with an opinion about the indoor air quality (IAQ) of this structure.* -Should any conditions or symptoms arise which you suspect may be related to indoor air quality, we recommend that you have a qualified company to do testing for this condition. This type test should be conducted over a 24 hour period and should discover and disclose trouble spots. Such conditions can come from chemicals and off gassing of building materials, mold, mildew, and other sources. Symptoms can be manifested as prolonged colds, rashes, headaches, and other symptoms, generally more common as more time is spent in the home.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ☐ Have a locksmith re-key the locks on all exterior entrances, for improved security.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year. Install carbon monoxide detectors if you have any gas appliance. (i.e. Gas Heat, Gas Water Heater, Gas Fireplace etc.)
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ☐ Install rain caps and vermin screens on all chimney flues, as necessary.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you and are noted in this report.

REGULAR MAINTENANCE

EVERY MONTH

- ☐ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ☐ Examine heating/cooling air filters and replace or clean as necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures and bath tubs. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Water seeping through floors around tubs and showers can cause structural damage.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- ☐ Ensure that the grade of the land around the house encourages water to flow *away from* the foundation.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary. At least one window in each bedroom must open, for safety.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report. Do this by pushing the 'test' button on the outlet, or by pushing the button on the breaker, if in the electric panel. Replace if not working properly.
- ☐ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated. Disconnect all hose pipes from exterior water faucets in the winter, to prevent damage to the faucet.
- ☐ Test the Temperature and Pressure Relief (TPR) Valve on water heaters. Best time is early in the day as they sometimes do not shut off completely, due to infrequent use.
- ☐ Drain the water heater to reduce the amount of sediment buildup in the tank.
- ☐ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home and remove any wood debris in the crawl space.
- ☐ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors for easier and quieter operation.
- ☐ Replace or clean exhaust hood filters over the kitchen cooking range.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ☐ Replace smoke detector batteries when you first move in, and annually or when needed thereafter.
- ☐ Have the heating, cooling and water heater systems cleaned and serviced, annually.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed, about every 3-5 years).
- ☐ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

Tools to Keep Handy for emergencies: An adjustable wrench to shut off the main gas valve if you have gas. A water meter wrench to shut off the main water valve, which is usually in the meter box, in the ground (cost about \$7 - \$10 at hardware store).



BJK Property Inspections, Inc.
4282 Pate Road
Franklin, TN 37064
Off. (615) 591-6870
Fax (615) 591-6875



THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT....PLEASE READ CAREFULLY

Client	David & Susa [REDACTED]	Report #	DD012508A
Address		Subject Property	[REDACTED] ury Ct.
City,State,Zip			Nashville TN 37215

I/We (Client) hereby request a limited visual inspection of the structure at the above address be conducted by BJK Property Inspections, Inc. (Inspector)(BJK) for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all terms of this contract. I/We further warrant that I/We will read the entire inspection report when received and will promptly call the inspector with any questions I/We may have.

SCOPE OF INSPECTION

The scope and report is a limited visual inspection of the general systems and components of the house to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed by the Inspector for the Client in accordance with the Standards and Practice of the State of Tennessee Home Inspector Licensing Program and the Standards of Practice of the American Society of Home Inspectors, Inc (ASHI®) a copy of which is available upon request.

OUTSIDE THE SCOPE OF INSPECTION

Any area which is not exposed to view is concealed or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warrantee, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

OUTSIDE THE SCOPE OF THIS INSPECTION, Whether or not they are concealed are the following:

Specific components noted as being excluded on the individual systems inspection forms.
 Private water or private sewer systems; Saunas, steam baths, or fixtures and equipment;
 Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls;
 Water softener / purifier systems or solar heating;
 Furnace heat exchangers, freestanding appliances, security alarms* or personal property;
 Adequacy or efficiency of any item; Building code or zoning ordinance violations;
 Geological stability of soils analysis; Termites, pests or other wood destroying organisms
 Asbestos; radon; formaldehyde; lead in water or air, electromagnetic radiation or environmental hazards;
 Building value; appraisal or cost estimates; Condition of detached buildings; pools, spas bodies and underground piping.

(Some of the above items may be included in this inspection for additional fees – check with your inspector)

The inspection and resulting report are not intended as a guaranty, warranty, or insurance policy. BJK makes no expressed or implied guaranties or warranties regarding the adequacy, performance, or condition of any structure, item or system, or the continued operation of any item or system, and hereby disclaims any implied guaranties or warranties.

Your home inspector is a home inspection generalist and not acting as a licensed engineer or expert in any craft or trade.

If your inspector recommends action or consulting other specialized experts, client must do so at client's expense prior to closing.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION

*BJK Property Inspections, Inc. has agreed to notify Brinks Security Company of the inspection and requests them to inspect any alarm equipment at the inspection location, at no expense to the client, and is reimbursed from Brinks Home Security for the alarm system inspection

Page 1 of 2 Initial Here _____

Client: David & Susar ██████████

Report # DD012508A

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT....PLEASE READ CAREFULLY

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report except one for inspection fee payment shall be resolved informally between the parties or by binding arbitration conducted in accordance with the rules of Construction Arbitration Services Inc. except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil processing by legal code.

USE BY OTHERS: Client promises inspector that the client has requested this inspection for the Client's own use only and will not disclose any part of the inspection report to any other person with these exceptions ONLY: one copy of the "Report Overview" may be provided to or made available to the current seller(s) of the property for their use as part of this transaction only, and one copy of the "Report Overview" may be provided to or made available to real estate agent(s) representing the Client and/or bank or lender for use in the Client's transaction only

ATTORNEYS FEES: The prevailing party in any dispute arising out of this agreement, the inspection or report(s) shall be awarded all attorneys fees, arbitration and other costs

SEVERABILITY: Client and inspector agree that should a court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernable conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agent, employees or independent contractors, will make no alterations, modifications or repairs to the claim discrepancy prior to a re-inspection by the inspector. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATIONS ON LIABILITY

INSPECTOR'S LIABILITY FOR MISTAKES OR OMISSIONS IN THIS INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THE LIABILITY OF THE INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON THE CLIENT AND CLIENT'S SPOUSE, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH THE CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION OR REPORT.

Client understands that if Client wants an inspection without a limit on liability to a refund of the inspection fee paid for the inspection, Client may pay an additional fee to receive a report without the limitation.

☐
☐

I do NOT agree to pay an additional fee to remove the limit of liability to a refund of the fee paid. Initial _____

I AGREE to pay an additional fee of \$ 450.00 to remove the limit of liability to a refund of the fee paid. Initial _____

PERMITS

☐
☐

I do NOT agree to pay an additional fee for inspection to research and provide all building permits. Initial _____

I AGREE to pay an additional fee of \$ _____ to research and provide a copy of all building permits that appear on the municipal records for the above property. Initial _____

I HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITIONS OF THIS CONTRACT AND AGREE TO PAY FEE LISTED.

Description
Limited Liability Inspection

Fee
530.00

TOTAL

530.00

Signed: _____ Date _____

Client

Signed: _____ Date _____

Client

Signed: _____ Date _____

Inspector

Page 2 of 2



BJK Property Inspections, Inc.
4282 Pate Road
Franklin, TN 37064
Off. (615) 591-6870
Fax (615) 591-6875



Invoice

INVOICE NO.:
 Inspection
 DATE: and TIME

DD012508A
09:00:00 Friday 01/25/2008

SOLD TO:
 David & Susa [REDACTED]

Description	Amount
Base Inspection Fee	530.00

TOTAL **530.00**

Thank you for your business

Payment of this invoice is due upon receipt.
Please make checks payable to BJK.