



Building Inspection Report



[REDACTED] k Lane, Nashville TN 37214
Inspection Date: January 10, 2008

Prepared For:
Matt & Jessica [REDACTED]

Prepared By:
BJK Property inspections, Inc.
4282 Pate Road
Franklin, TN 37064-8011
(615) 591-6870 Office
(615) 591-6875 Fax
www.home-inspector.com

Report Number: ML011008AD

Inspector: Dan Billington TN Lic. #109

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



Inspection Address: [REDACTED] La., Nashville TN 37214
Report Number: ML011008AD

January 10, 2008

Matt & Jessi [REDACTED]

Dear Matt & Jessica,

At your request, an inspection of the above property was performed on January 10, 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.



This confidential report is prepared exclusively for Matt & Jessi [REDACTED]

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality, 49 year old home (Approximate age.) Although of the systems of house have been updated over the years the home has not been well maintained. Apart from the need to overcome the lack of maintenance *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* As with all homes, ongoing maintenance is required and continued improvements to the systems of the home will be needed over time. Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: denotes a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Information: denotes a detail or condition present, a standard building practice or requirement, a general maintenance tip or suggestion, or other information which does not require action.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

Important Locations to Remember

Water Meter / Main:

• In front lawn area

Water Cut Off:

• At the Water meter

Gas Meter / Main:

• Left side of house

Electric Service Entrance:

• Front of house

Electrical Disconnects:

• In main panel in garage room

- For the purposes of this report outside directions are given as if facing the building.
- For the purpose of this report, it is assumed that the house faces northeast.

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection. The estimated outside temperature was 55 degrees F.

RECENT WEATHER CONDITIONS

Wet weather conditions have been experienced in the days leading up to the inspection.

PRESENT AT THE INSPECTION • Dan Billington • Owner • Matt & Jes [REDACTED] • [REDACTED]

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.



This confidential report is prepared exclusively for Matt & Jes [REDACTED]

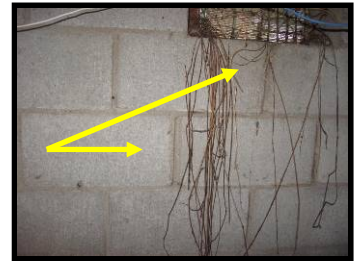
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Structural Components

- Information: Safety Issue: Improve:** A mold type growth is visible on most of the floor joists in the crawl space. The level of mold growth is moderate to high. *The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and pets and can deteriorate the structure of the dwelling resulting in structural damage. Health effects include, but are not limited to: sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others it may take more.* Because mold can adversely affect your health and the amount of mold type growth present is significant, it is BJK's Company policy to recommend that a sample be taken and sent to the laboratory to determine the type(s) of mold that are present to help determine the proper course of action to be taken. Because of the amount of mold type growth present it is recommended that a professional be engaged to mitigate the mold.



- Monitor:** Common minor settlement cracks were observed in the foundation walls at the left of the front wall of the crawl space. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary. If these cracks should worsen or a more in-depth evaluation is desired, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.

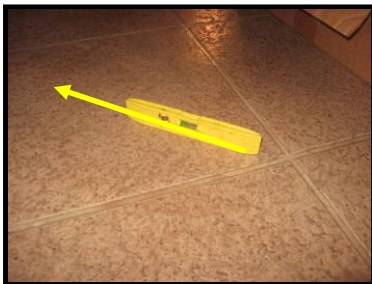


- Repair:** A portion of the foundation and exterior brick wall has been removed to accommodate the ducts of a Package HVAC unit at the left side of the back addition. Since an HVAC unit is no longer in use in that location the foundation and brick wall should be restored.



- Monitor:** The floor structure shows common sagging and movement particularly in the dining room area. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate repair. If additional movement should take place or a more in-depth evaluation is desired, a structural engineer should be consulted.

- Repair:** Soft places were observed in the sub floor of the unfinished master bathroom. This condition should be addressed when preparations are made to complete the bathroom.



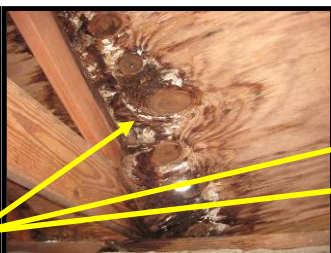
- **Improve:** All wood debris and/or trash should be removed from the crawl space. Such debris tends to attract termites and organic debris around a property increases risk of insect or rot damage to your home.



- **Monitor:** Past moisture staining was observed in the wood rim joist at the right side of the crawl space. Additionally some of the sub floor appears to have been replaced in this area. The repairs appear to be functioning as intended.
- **Repair:** The top plate at the top of the wood frame wall over the garage pedestrian door has moisture damaged and should be repaired.



- **Repair:** Localized wood rot was observed in much of the decking and some of the rafters of the pool pump house roof. It is recommended that the roof structure of the pool pump house be properly repaired.



- **Monitor:** Several additional supports have been added to the floor structure of the house particularly under the dining room and kitchen area. The additional supports appear to be functioning as intended.



- **Improve:** Cracked mortar joints were observed in the stone walls of the pool pump house that should be sealed to prevent moisture intrusion and additional cracking.



- **Improve:** Some of the plywood floor decking over the garage room has moisture damaged and should be replaced. The source of moisture appears to have been repaired.



Roofing System

- **Monitor: Repair:** Moisture and moisture damage was observed at the right ceiling and wall by the fireplace (from facing the fireplace). It is recommended that the chimney and flashing be examined to attempt to determine the source of the moisture. It is recommended that repairs be made by a licensed roofing contractor.
- **Repair:** The masonry chimney cap has some cracks in the concrete which needs to be sealed with roofing cement or other appropriate sealant to prevent moisture penetration. Moisture penetration will eventually cause damage to the brickwork and structure if not kept sealed.
- **Repair:** The masonry chimney needs re-pointing in places (replacing the mortar between the bricks) to avoid water damage.



- **Information:** Standard caps are made from a number of materials including steel, stainless steel, copper or aluminum. The most popular styles are stainless steel and black painted steel. Most models feature side screening which keeps most birds and small animals out of the chimney and also keeps larger sparks from exiting the chimney. These caps are mounted onto the chimney in various ways, the most popular being screws which are spaced around the base angle of the cap and tightened against the flue tile. If the chimney is unlined or the flue does not protrude far enough out the top, inside mounting models can be used. If neither of these methods work manufacturers also provide mounting angles or other fasteners which can be lag bolted or cemented down to the top of the chimney structure. Stainless Steel is a preferable material since it can better handle constant exposure to rain, wind, smoke and the other nasty conditions on top of your chimney. It also is less susceptible to rust, which will reduce the chance of getting stains on your chimney from cap runoff.



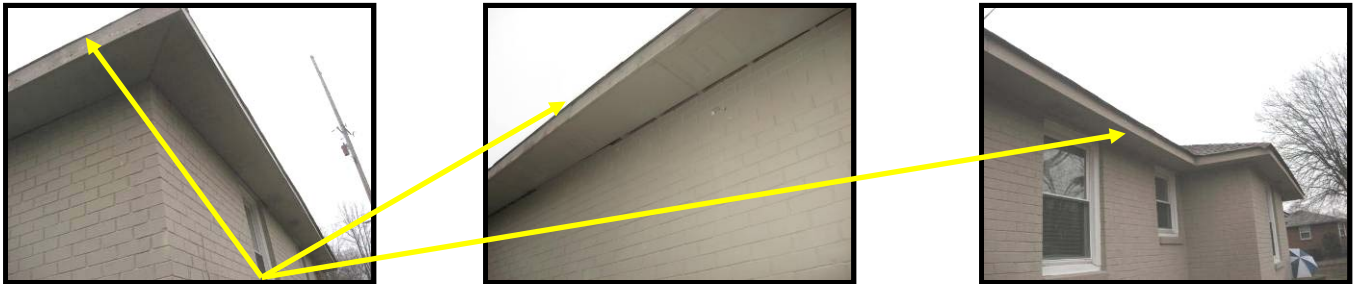
- **Repair:** The single ply rubber roofing material over the patio roof is torn in places allowing some of the underlayment to become moisture damaged. It is recommended that the damaged underlayment be replaced and the rubber roof covering repaired by a licensed roofing contractor.



- **Repair:** The rubber roofing material over the back patio is improperly terminated at the edge of the roof allowing some of the material to tear. It is recommended that this condition be repaired by a licensed roofing contractor.



- **Repair:** No gutters have been installed on the home. Properly installed gutters and downspouts will direct water away from the house and foundation which will help to maintain a dry crawl space or basement.

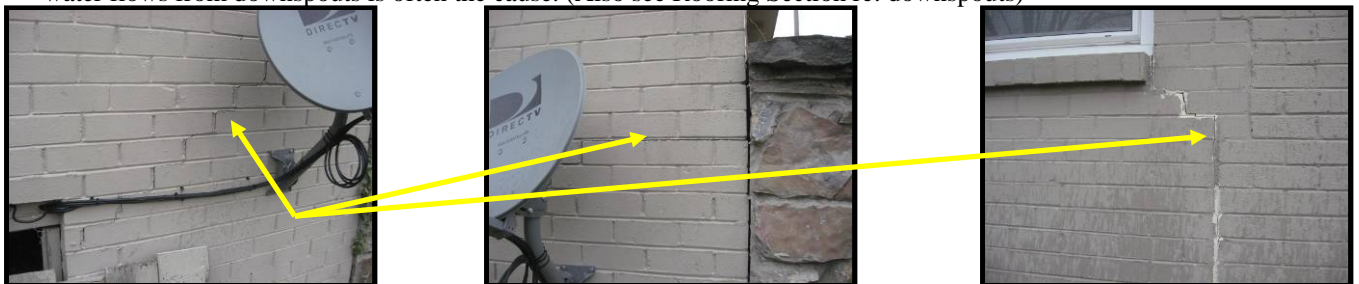


- **Major Concern: Repair:** The roof of the pool pump house is in very poor condition and should be replaced.
- **Repair:** There is no rubber boot on the service entrance mast at the front of the house. It is recommended that the proper rubber boot be replaced to prevent moisture intrusion.



Exterior Components

- **Repair:** There were a few minor cracks or deteriorated mortar joints in the brick veneer of the home at the back left corner addition wall and where the garage doors have been bricked in. This is fairly common and not considered to be structurally significant. Obviously, these cracks should be sealed with caulk or mortar to keep out moisture and monitored for changes in character such as widening or displacement. Minor settlement in areas of the foundation walls where too much rain water flows from downspouts is often the cause. (Also see Roofing Section re: downspouts)



- **Repair:** There are some settlement cracks in the cement driveway and the front porch. 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.



- **Repair:** The back pool patio is low at the back right corner of the back addition of the house and water is ponding in that area. It is recommended that steps be taken to allow water to run from the patio.
- **Improve:** Some of the stone walls of the raised flower beds are cracked and should be sealed with mortar or caulked to prevent moisture intrusion.
- **Monitor: Improve:** It should be noted that the swimming pool itself was not inspected but the concrete walk around the pool is cracked and deteriorated and the edging has been removed. It is recommended that the swimming pool and surrounding concrete be examined by a swimming pool contractor to determine the appropriate course of action to be taken and the costs associated with proper repairs.



- **Repair:** Deteriorated mortar joints and displacement was observed in the brick banding of the back patio. It is recommended that the damaged or missing bricks be repaired and all deteriorated mortar joints filled to prevent moisture intrusion. Some of the brick banding may have to be replaced to repair the displacement.



- **Repair:** The exterior of the windows of the back addition are unfinished and improperly sealed to the brick. It is recommended that the windows be repaired and properly sealed. **Repair:** The front door opening has been widened in renovations. The lintel above the door is in 2 pieces and appears to be resting on the top of the door frame. It is recommended that this condition be examined by a licensed contractor and repaired.



- **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:** The front porch ceiling is not complete and gaps are open to the attic. Additionally there appears to be brick missing over the front door. It is recommended that the front porch ceiling and brick around the door be properly repaired.



- **Repair:** The wood trim at the bottom of the soffit at the back of the house, and over the front window is missing and should be replaced.
- **Improve:** Wood trim is missing from over the windows and at the corner of the wall and ceiling at the back patio. It is recommended that the back patio be properly completed.



- **Repair:** The back windows of the garage room are single pane, in poor condition and all of the exterior trim has been removed. It is recommended that the windows be repaired or replaced.
- **Repair:** The wood trim around exterior 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.



- **Improve:** The final grading at the front of the house should be improved to proper run water away from the foundation.



- **Repair:** Localized wood rot was observed in the wood jam of the garage pedestrian door at the back of the house. Additionally the door itself is damaged. It is recommended that the entire door assemble be replaced.



- **Repair:** Both of the crawl space doors at the exterior of the house should be replaced.



Electrical System

- **Safety Issue: Repair:** The protective covering on the wire clamps of the service entrance loop at the front of the house is deteriorated and metal is exposed. It is recommended that the cable clamp be protected by a licensed electrician.
- **Safety Issue: Repair:** The front of the main panel in the garage room had been removed at the time of this inspection. The main panel was left as it was found after the inspection was performed.
- **Repair:** The wires running into the base of the main panel in the garage room are running outside of the wall cavity and are exposed on the interior walls. It is recommended be properly protected by running them into the wall cavity or building a chase to cover them.
- **Improve:** Wires are required to be properly supported and secured at intervals not exceeding 4 ½ feet along their runs and must be secured within 12 inches of a box, cabinet or fitting. Some of the wires in the crawl space need to be properly secured.



- **Repair: Safety Issue:** There are improperly terminated wires in the in the kitchen, attic and crawl space and at the exterior of the house. All wires are required to be terminated within an approved box fitted with a cover or and approved fixture.
- **Safety Issue: Improve:** All wire splices are required to be contained within appropriate boxes and fitted with covers. There are several inline splice in the attic, crawl space and under the kitchen sink which should be corrected.
-



- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** Damaged wiring should be replaced or appropriately repaired.



- **Repair:** There are several outlets and switches throughout the house missing proper covers. Missing outlet cover plates should be replaced to avoid a shock hazard.
- **Repair:** The outlet in the hall bathroom has reversed polarity. An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary. It is recommended that a GFCI (Ground Fault Circuit Interrupter) be installed in the hall bathroom.
- **Repair:** The outlets in the front left bedroom are inoperative. These outlets and the circuit should be investigated and repaired.



- **Information: Improve:** Arc Fault Circuit Interrupter protection is now required and is installed on circuits serving bedrooms. The AFCI (Arc Fault Circuit Interrupter) breaker will shut off a circuit in a fraction of a second if arcing develops. The current inside of an arc is not always high enough to trip a regular breaker. In the past you may have noticed a cut or worn piece of a cord or a loose connection in a junction box or receptacle arcing and burnt without having tripped a regular breaker. As you can guess that resulted in and is a major cause of fires in dwellings. Arc Fault Circuit Interrupters serve to prevent such fires. There is a difference between AFCIs and GFCIs. AFCIs are intended to reduce the likelihood of fire caused by electrical arcing faults; whereas, GFCIs are personnel protection intended to reduce the likelihood of electric shock hazard. *It is required that all outlets (points where electricity is utilized including lights, wall plugs, etc) go dead when an arc fault is applied to the circuit.* The breakers did not trip when a fault was placed on the circuit and should be examined by a licensed electrician and brought into proper operation.



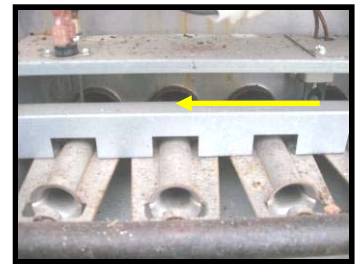
- **Repair:** The outlet in the ceiling of the back bonus room is loose and uncovered and should be repaired.
- **Improve:** The ceiling fan in the left front bedroom did not operate when tested and should be repaired.
- **Safety Issue: Repair:** The smoke alarm in the front middle bedroom is missing and should be replaced.
- **Safety Issue: Improve:** Since 1971 it has been a standard building practice for bathroom and exterior outlets to be GFCI protected. The exterior outlets are not protected as required.



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)

- **Improve: Safety Issue:** The HVAC package unit was observed to be rusty in the burner chamber of the unit. While this may not affect the functionality of the system, it is recommended that the heat exchanger and all other components be checked by a qualified service contractor to insure safe and efficient operation.
- **Information:** When operated in the heating mode of operation the Gibson gas package unit produced a temperature of 113 degrees and brought the ambient temperature to 62 degrees. This temperature differential indicated adequate performance.



Cooling / Heat Pump System

- **Information:** The Gibson package AC unit was not operated in the cooling mode as the outside temperature was below recommended operating temperature. It may be wise to have the unit serviced and tested by a licensed HVAC contractor.

Insulation / Ventilation

- **Repair:** The dryer vent vents into the crawl space and should be properly routed to the exterior of the house using rigid metal duct.
- **Repair:** No insulation was observed in the ceiling cavity over the back of the dining room. It is recommended that the proper levels of insulation be installed in the ceiling cavity.
- **Improve:** Low levels of ceiling cavity insulation were observed in some areas of the attic. Insulation improvements may be cost effective, depending on the anticipated term of ownership.



- **Repair:** Some of the crawl space vents are missing and others are in poor condition. It is recommended that all of the crawl space vents be replaced.



- **Improve:** A moisture (vapor) barrier should be installed on the crawl space floors in the additions of the house. Such barriers help to keep down the levels of moisture in the crawl space areas.

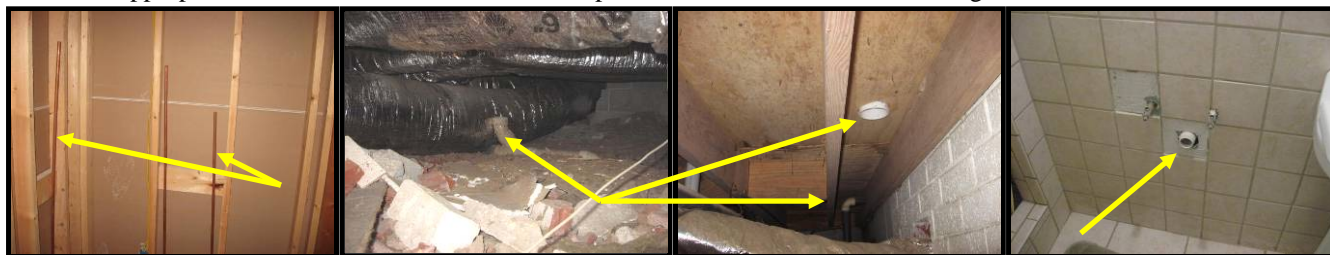


- **Improve:** It is recommended that additional soffit vents be added to the front of the house to improve attic ventilation.
- **Improve:** The insulation in the garage room is in poor condition and should be replaced during renovations.

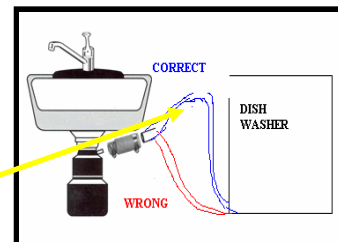


Plumbing System

- **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 hose bib at the front of the house is leaky and should be repaired or replaced
- **Information: Improve:** The plumbing in the unfinished master bathroom is incomplete. This includes the drain and waste lines and the water supply lines. A considerable amount of work will be required to rough the plumbing in so the renovation process can be completed.
- **Repair:** The sink in the hall bathroom has been moved with the intention of moving the plumbing. (The sink does not work at this time) It is recommended that a licensed plumber be engaged to give estimates on the appropriate course of action to be taken to repair the hall bathroom sink and rough in the master bathroom.



- **Repair:** The garbage disposal under the kitchen sink did not operate when tested and should be repaired.
- **Improve:** The drain, from the dishwasher which connects to the drain under the kitchen sink, needs to be modified. Presently the drain rises up from the dishwasher to the drain. It needs to be re-routed to first run up above the drain and then downward to the drain. This rise is necessary to prevent water draining from the sink from backing up into the dishwasher.



- **Repair:** The flush handle on the commode in the hall bathroom is damaged and should be replaced.
- **Repair, Safety Issue:** It is required that a pipe be plumbed from the pressure relief valve of the water heater and that such pipe terminate in a downward direction within 6 inches of the ground. (It is preferable to have the pipe terminate about 1 ½ to 2 inches from the floor.) The pipe must be a ¾ inch pipe and may be metal or plastic. This is a safety requirement to prevent scalding should the pressure relief valve open. There is no such pipe on the water heater located in the garage room.



Interior Components

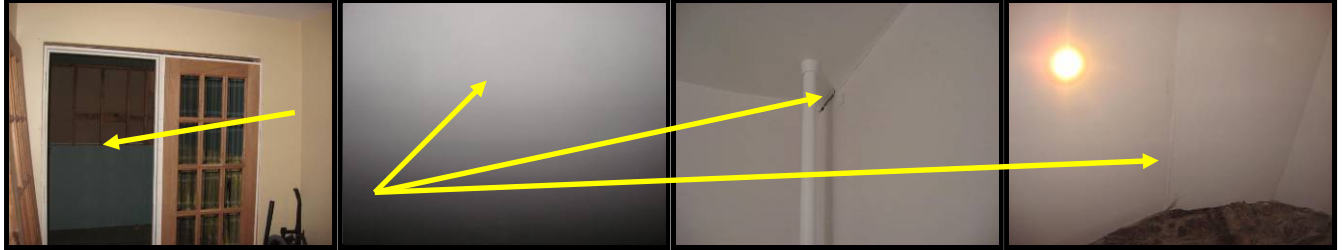
- **Repair:** The double wall ovens were not tested due to damage as stated by the owner. It is recommended that the double wall ovens be brought into proper operation.
- **Repair:** The water line for the ice machine in the refrigerator is not hooked up and should be improved.
- **Information:** It should be noted that the garage room is in distressed condition and will take extensive renovations to bring the room into livable condition.
- **Repair:** A proper attic access should be installed.
- **Information:** There are stains in the ceiling of the garage room. The stains were tested for moisture and found to be dry at the time of the inspection. To prevent the stain from coming through your next paint job it is recommended that the stain be first painted with "Kills," "Bentz," or lacquer. The drywall in this area may have to be replaced.
- **Monitor:** Moisture stains were observed on the concrete floor of the garage room. This may indicate that water is entering the room from outside. This condition should be monitored and taken into consideration when renovating.



- **Improve:** Several of the closet and bathroom doors of the house are unfinished. All doors should be properly installed and finished.



- **Improve:** The master bathroom is completely unfinished and a considerable investment will be required to complete the project.
- **Improve:** There are several small ceiling cracks 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. Some of these cracks could be attributed to poor drywall finishing practices. Almost all of these problems are not structurally significant and can be repaired easily with drywall joint tape and compound



- **Repair:** Moisture damage was observed at the ceiling over the chimney and the wall at the right side of the chimney. Moisture was detected when tested. When the source of moisture is repaired the damage should be able to be repaired with drywall tape and compound.
- **Repair:** The metal damper in the fireplace in the family room is rusted and damaged and should be repaired.
- **Repair:** There are loose firebricks and cracks in the firebox of the fireplace in the family room. It is recommended that the fireplace and chimney be cleaned and examined by a certified chimney sweep and repaired to ensure safe operation.



- **Repair: Safety Issue:** There is a gap between the stone front of the fireplace and the hearth. It is recommended that the gap be filled.
- **Improve:** The kitchen is unfinished particularly the wall behind the counter and some of the cabinet fronts of the island. It is recommended that the kitchen be properly completed.



- **Repair:** The side glass panels of the front door are loose in the frame and there is a considerable gap at the top of the door jam. It is recommended that the front door be properly repaired.
- **Repair:** The tiles on the wall behind the sink in the hall bathroom will have to be replaced when the plumbing is moved.



- **Information:** There is a whole house Vacuum system in the back crawl space that is not in use and was not tested. It appears that the system is completely unhooked.



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.



Structural Components

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Footer with Masonry Block •Crawl Space Configuration •Crawl Space entered for inspection
Columns:	•Concrete Block •Steel
Visible Drainage Components:	•None Visible
Floor Structure:	•Wood Joist • 2x8@16oc
Sillplate Anchors:	•Appears to predate the requirement •Termite Shield
Sub Flooring:	•Plywood
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist • 2x6@16oc
Roof Structure:	•Rafters • 2x6@16oc •Plywood Sheathing
Attic Access Location:	•Hatch in garage room

STRUCTURE OBSERVATIONS

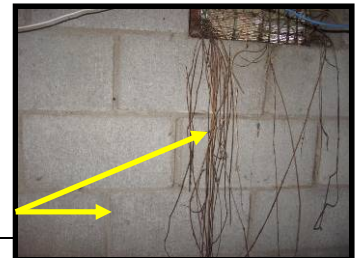
The construction of the home is considered to be average quality. The materials and workmanship, where visible, are average for this age home. The spans of all visible joists appear to be within acceptable limits. Typical minor flaws were detected in the structural components of the building. It is recommended the following issue(s) and related systems be further evaluated and addressed by a certified professional engineer or licensed general contractor.

RECOMMENDATIONS / OBSERVATIONS

- **Information: Safety Issue: Improve:** A mold type growth is visible on most of the floor joists in the crawl space. The level of mold growth is moderate to high. *The presence of certain mold and mold spores in housing can result in mild to severe health effects in humans and pets and can deteriorate the structure of the dwelling resulting in structural damage. Health effects include, but are not limited to: sinus congestion, blurry vision, sore throat, dry cough, aches and pains, skin irritation, bleeding of the lungs, headaches, memory loss and fever. As humans vary greatly in their chemical make-up, so does the individual's reaction to mold exposure. For some people, a small number of mold spores can cause ill effects. In others it may take more.* Because mold can adversely affect your health and the amount of mold type growth present is significant, it is BJK's Company policy to recommend that a sample be taken and sent to the laboratory to determine the type(s) of mold that are present to help determine the proper course of action to be taken. Because of the amount of mold type growth present it is recommended that a professional be engaged to mitigate the mold.



- **Monitor:** Common minor settlement cracks were observed in the foundation walls at the left of the front wall of the crawl space. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary. If these cracks should worsen or a more in-depth evaluation is desired, a

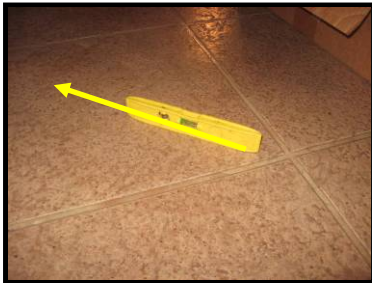


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structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.

- **Repair:** A portion of the foundation and exterior brick wall has been removed to accommodate the ducts of a Package HVAC unit at the left side of the back addition. Since an HVAC unit is no longer in use in that location the foundation and brick wall should be restored.
- **Monitor:** The floor structure shows common sagging and movement particularly in the dining room area. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate repair. If additional movement should take place or a more in-depth evaluation is desired, a structural engineer should be consulted.
- **Repair:** Soft places were observed in the sub floor of the unfinished master bathroom. This condition should be addressed when preparations are made to complete the bathroom.



- **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.



- **Monitor:** Past moisture staining was observed in the wood rim joist at the right side of the crawl space. Additionally some of the sub floor appears to have been replaced in this area. The repairs appear to be functioning as intended.
- **Repair:** The top plate at the top of the wood frame wall over the garage pedestrian door has moisture damaged and should be repaired.



- **Repair:** Localized wood rot was observed in much of the decking and some of the rafters of the pool pump house roof. It is recommended that the roof structure of the pool pump house be properly repaired.



- **Monitor:** Several additional supports have been added to the floor structure of the house particularly under the dining room and kitchen area. The additional supports appear to be functioning as intended.



- **Improve:** Cracked mortar joints were observed in the stone walls of the pool pump house that should be sealed to prevent moisture intrusion and additional cracking.



- **Improve:** Some of the plywood floor decking over the garage room is moisture damaged and should be replaced. The source of moisture appears to have been repaired.



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.



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Roofing System

DESCRIPTION OF ROOFING

Roof Covering:	•Architectural Composition Asphalt Shingles •Single Ply Membrane
Roof Slope:	•Low•Medium
Layers:	•One Layer
Roof Flashings:	•Metal •Plastic/rubber boots
Chimneys:	•Masonry
Roof Drainage System:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

The roof coverings are considered to be in generally average condition and appear to be about 3 years old and it is estimated that with repairs made as noted below and periodic inspections and repairs as needed, the roof may have about 17 – 22 years of remaining life. In all, the roof coverings show evidence of normal wear and tear for a home of this age and location.

Architectural composition asphalt roofs commonly last from 20 to 25 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: Repair:** Moisture and moisture damage was observed at the right ceiling and wall by the fireplace (from facing the fireplace). It is recommended that the chimney and flashing be examined to attempt to determine the source of the moisture. It is recommended that repairs be made by a licensed roofing contractor.
- **Repair:** The masonry chimney cap has some cracks in the concrete which need to be sealed with roofing cement or other appropriate sealant to prevent moisture penetration. Moisture penetration will eventually cause damage to the brickwork and structure if not kept sealed.
- **Repair:** The masonry chimney needs re-pointing in places (replacing the mortar between the bricks) to avoid water damage.



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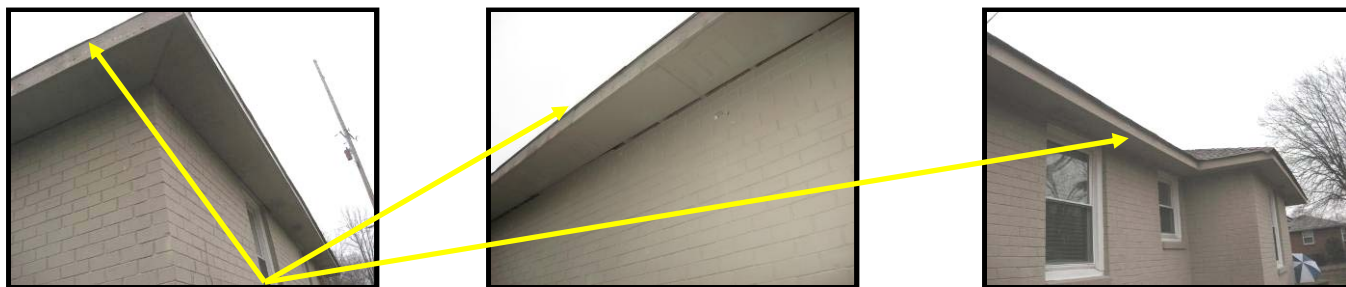
- Information:** Standard caps are made from a number of materials including steel, stainless steel, copper or aluminum. The most popular styles are stainless steel and black painted steel. Most models feature side screening which keeps most birds and small animals out of the chimney and also keeps larger sparks from exiting the chimney. These caps are mounted onto the chimney in various ways, the most popular being screws which are spaced around the base angle of the cap and tightened against the flue tile. If the chimney is unlined or the flue does not protrude far enough out the top, inside mounting models can be used. If neither of these methods work manufacturers also provide mounting angles or other fasteners which can be lag bolted or cemented down to the top of the chimney structure. Stainless Steel is a preferable material since it can better handle constant exposure to rain, wind, smoke and the other nasty conditions on top of your chimney. It also is less susceptible to rust, which will reduce the chance of getting stains on your chimney from cap runoff.



- Repair:** The single ply rubber roofing material over the patio roof is torn in places allowing some of the underlayment to become moisture damaged. It is recommended that the damaged underlayment be replaced and the rubber roof covering repaired by a licensed roofing contractor.
- Repair:** The rubber roofing material over the back patio is improperly terminated at the edge of the roof allowing some of the material to tear. It is recommended that this condition be repaired by a licensed roofing contractor.



- Repair:** No gutters have been installed on the home. Properly installed gutters and downspouts will direct water away from the house and foundation which will help to maintain a dry crawl space or basement.



- Major Concern: Repair:** The roof of the pool pump house is in very poor condition and should be replaced.
- Repair:** There is no rubber boot on the service entrance mast at the front of the house. It is recommended that the proper rubber boot be replaced to prevent moisture intrusion.



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.



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Exterior Components

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick
Eaves, Soffits, and Fascias:	•Wood
Exterior Doors:	•Solid Wood •Metal
Window/Door Frames and Trim:	•Wood •Metal-Covered •Vinyl
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete •Brick •Concrete
Overhead Garage Door(s):	•None
Surface Drainage:	•Graded Towards House •Graded Away From House
Retaining Walls:	•Stone
Fencing:	•Wood
Swimming Pool:	•Below Ground • Not Inspected

EXTERIOR OBSERVATIONS

There is no wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. Wood decks which have wood posts in the ground are normally pressure treated wood.

Shrubs and vegetation should be kept trimmed at least 18 - 24 inches from the structure to eliminate an avenue of insect travel and to allow air flow to the siding.

Exterior wood trim on windows, door frames, dormers, chimneys, porch railings, etc., must be kept well painted to prevent decay.

Large concrete areas, garage floors, driveways, walks, patios, etc., will usually have some minor cracks. These should be watched and repaired when necessary.

It is not uncommon for brick veneer to have some minor cracks. These are not usually significant but should be repaired if open 1/8" or more. Larger cracks should be checked to be sure it is not significant. Brick veneer is normally not structural. Generally speaking, the exterior of the home is in fair condition.

It is recommended the following issue(s) and related systems be further evaluated by an appropriate licensed contractor or professional.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** There were a few minor cracks or deteriorated mortar joints in the brick veneer of the home at the back left corner addition wall and where the garage doors have been bricked in. This is fairly common and not considered to be structurally significant. Obviously, these cracks should be sealed with caulk or mortar to keep out moisture and monitored for changes in character such as widening or displacement. Minor settlement in areas of the foundation walls where too much rain water flows from downspouts is often the cause. (Also see Roofing Section re: downspouts)



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- **Repair:** There are some settlement cracks in the cement driveway and the front porch. 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.



- **Repair:** The back pool patio is low at the back right corner of the back addition of the house and water is ponding in that area. It is recommended that steps be taken to allow water to run from the patio.
- **Improve:** Some of the stone walls of the raised flower beds are cracked and should be sealed with mortar or caulked to prevent moisture intrusion.
- **Monitor: Improve:** It should be noted that the swimming pool itself was not inspected but the concrete walk around the pool is cracked and deteriorated and the edging has been removed. It is recommended that the swimming pool and surrounding concrete be examined by a swimming pool contractor to determine the appropriate course of action to be taken and the costs associated with proper repairs.



- **Repair:** Deteriorated mortar joints and displacement was observed in the brick banding of the back patio. It is recommended that the damaged or missing bricks be repaired and all deteriorated mortar joints filled to prevent moisture intrusion. Some of the brick banding may have to be replaced to repair the displacement.



- **Repair:** The exterior of the windows of the back addition are unfinished and improperly sealed to the brick. It is recommended that the windows be repaired and properly sealed.



- **Repair:** The front door opening has been widened in renovations. The lintel above the door is in 2 pieces and appears to be resting on the top of the door frame. It is recommended that this condition be examined by a licensed contractor and repaired.
- **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:** The front porch ceiling is not complete and gaps are open to the attic. Additionally there appears to be brick missing over the front door. It is recommended that the front porch ceiling and brick around the door be properly repaired.



- **Repair:** The wood trim at the bottom of the soffit at the back of the house, and over the front window is missing and should be replaced.
- **Improve:** Wood trim is missing from over the windows and at the corner of the wall and ceiling at the back patio. It is recommended that the back patio be properly completed.



- **Repair:** The back windows of the garage room are single pane, in poor condition and all of the exterior trim has been removed. It is recommended that the windows be repaired or replaced.
- **Repair:** The wood trim around exterior 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.
- **Improve:** The final grading at the front of the house should be improved to proper run water away from the foundation.



- **Repair:** Localized wood rot was observed in the wood jam of the garage pedestrian door at the back of the house. Additionally the door itself is damaged. It is recommended that the entire door assembly be replaced.



- **Repair:** Both of the crawl space doors at the exterior of the house are damaged and should be replaced.



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.



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Electrical System

DESCRIPTION OF ELECTRICAL

Service Entrance Wires:	•Overhead •Copper
Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 amps
Main Disconnects:	•200 amp breaker at main panel in garage room
Service Grounding:	•Ground Rod Connection •Water Pipe Connection
Branch/Auxiliary Panel(s):	•Disconnect panels at the heat and air units
Distribution Wiring:	•Copper •Aluminum-Multi-Strand • Non-Metallic Cable "Romex" •Fabric-Covered
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Arc Fault Circuit Interrupters:	•AFCI Breakers Present
Smoke Detector(s)	•Present, (hard wired, and interconnected)

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs.

Generally speaking, the electrical system is in fair condition.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. GFI breakers/outlets should be 'tripped and reset' occasionally, to be sure they are working properly and to extend their life. If not working properly, they should be replaced.

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

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue: Repair:** The protective covering on the wire clamps of the service entrance loop at the front of the house is deteriorated and metal is exposed. It is recommended that the cable clamp be protected by a licensed electrician.
- **Safety Issue: Repair:** The front of the main panel in the garage room had been removed at the time of this inspection. The main panel was left as it was found after the inspection was performed.
- **Repair:** The wires running into the base of the main panel in the garage room are running outside of the wall cavity and are exposed on the interior walls. It is recommended be properly protected by running them into the wall cavity or building a chase to cover them.
- **Improve:** Wires are required to be properly supported and secured at intervals not exceeding 4 ½ feet along their runs and must be secured within 12 inches of a box, cabinet or fitting. Some of the wires in the crawl space need to be properly secured.



- **Repair: Safety Issue:** There are improperly terminated wires in the in the kitchen, attic and crawl space and at the exterior of the house. All wires are required to be terminated within an approved box fitted with a cover or and approved fixture.
- **Safety Issue: Improve:** All wire splices are required to be contained within appropriate boxes and fitted with covers. There are several inline splice in the attic, crawl space and under the kitchen sink which should be corrected.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** Damaged wiring should be replaced or appropriately repaired.



- **Repair:** There are several outlets and switches throughout the house missing proper covers. Missing outlet cover plates should be replaced to avoid a shock hazard.
- **Repair:** The outlet in the hall bathroom has reversed polarity. An outlet has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary. It is recommended that a GFCI (Ground Fault Circuit Interrupter) be installed in the hall bathroom.
- **Repair:** The outlets in the front left bedroom are inoperative. These outlets and the circuit should be investigated and repaired.



- **Information: Improve:** Arc Fault Circuit Interrupter protection is now required and is installed on circuits serving bedrooms. The AFCI (Arc Fault Circuit Interrupter) breaker will shut off a circuit in a fraction of a second if arcing develops. The current inside of an arc is not always high enough to trip a regular breaker. In the past you may have noticed a cut or worn piece of a cord or a loose connection in a junction box or receptacle arcing and burnt without having tripped a regular breaker. As you can guess that resulted in and is a major cause of fires in dwellings. Arc Fault Circuit Interrupters serve to prevent such fires. There is a difference between AFCIs and GFCIs. AFCIs are intended to reduce the likelihood of fire caused by electrical arcing faults; whereas, GFCIs are personnel protection intended to reduce the likelihood of electric shock hazard. *It is required that all outlets (points where electricity is utilized including lights, wall plugs, etc) go dead when an arc fault is applied to the circuit.* The breakers did not trip when a fault was placed on the circuit and should be examined by a licensed electrician and brought into proper operation.



- **Repair:** The outlet in the ceiling of the back bonus room is loose and uncovered and should be repaired.
- **Improve:** The ceiling fan in the left front bedroom did not operate when tested and should be repaired.
- **Safety Issue: Repair:** The smoke alarm in the front middle bedroom is missing and should be replaced.
- **Safety Issue: Improve:** Since 1971 it has been a standard building practice for bathroom and exterior outlets to be GFCI protected. The exterior outlets are not protected as required.



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
Heating System Type:	•Forced Air Furnace
Heat Distribution Methods:	•Ductwork
Other Components:	•Thermostat

HEATING OBSERVATIONS

Make	Type	Age or SN	Location
Gibson	Gas Package Unit	2001	Rear of house

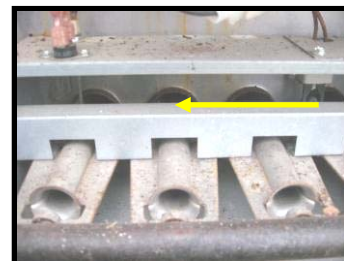
Central heat and air units should be serviced annually, for proper performance and life.

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)

- **Improve: Safety Issue:** The HVAC package unit was observed to be rusty in the burner chamber of the unit. While this may not affect the functionality of the system, it is recommended that the heat exchanger and all other components be checked by a qualified service contractor to insure safe and efficient operation.
- **Information:** When operated in the heating mode of operation the Gibson gas package unit produced a temperature of 113 degrees and brought the ambient temperature to 62 degrees. This temperature differential indicated adequate performance.



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.



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Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning
Through-Wall Equipment:	•Not Present
Other Components:	•Thermostat

COOLING / HEAT PUMPS OBSERVATIONS

Make	Type	Age or SN	Size	Location
Gibson	Package A/C	2001	3.5 Tons	Rear 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

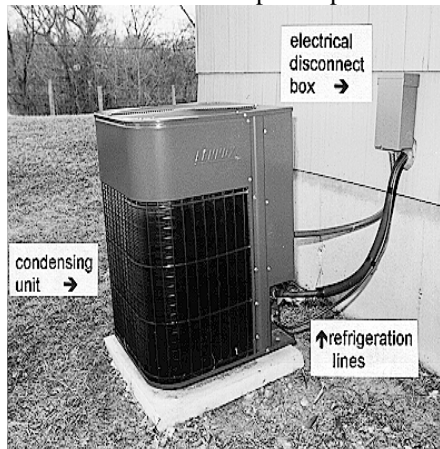
- **Information:** The Gibson package AC unit was not operated in the cooling mode as the outside temperature was below recommended operating temperature. It may be wise to have the unit serviced and tested by a licensed HVAC contractor.

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



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Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fill
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•None
Floor Cavity Insulation:	•None
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof Vents •Soffit Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •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

- **Repair:** The dryer vent vents into the crawl space and should be properly routed to the exterior of the house using rigid metal duct.
- **Repair:** No insulation was observed in the ceiling cavity over the back of the dining room. It is recommended that the proper levels of insulation be installed in the ceiling cavity.
- **Improve:** Low levels of ceiling cavity insulation were observed in some areas of the attic. Insulation improvements may be cost effective, depending on the anticipated term of ownership.



- **Repair:** Some of the crawl space vents are missing and others are in poor condition. It is recommended that all of the crawl space vents be replaced.
- **Improve:** A moisture (vapor) barrier should be installed on the crawl space floors in the additions of the house. Such barriers help to keep down the levels of moisture in the crawl space areas.



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- **Improve:** It is recommended that additional soffit vents be added to the front of the house to improve attic ventilation.
- **Improve:** The insulation in the garage room is in poor condition and should be replaced during renovations.



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.



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Plumbing System

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Water Valve Location:	•At the water meter
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron •Plastic
Water Heater:	•Electric •Manufacturer: Whirlpool•Age: 2003•Approximate Capacity (in gallons): 50
Fuel Shut-Off Valves:	•Natural Gas Main Valve at meter

PLUMBING OBSERVATIONS

The plumbing system is in generally fair condition.

The water pressure supplied to the home is approximately 45lbs. A typical drop in flow was experienced when two fixtures were operated simultaneously.

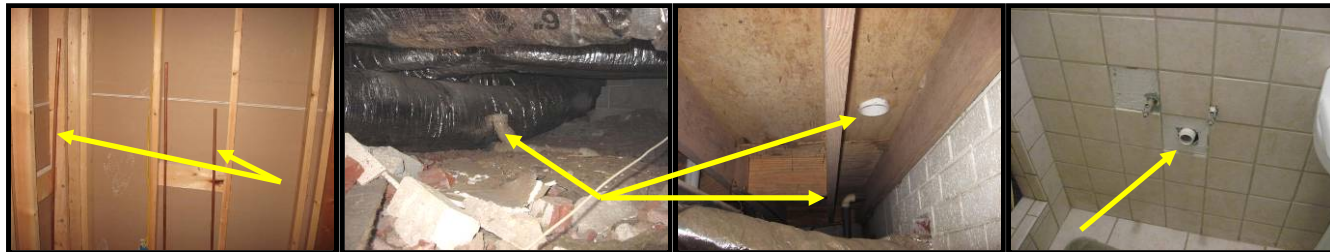
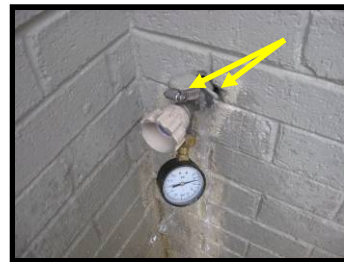
It is a good idea to check the water pipes going into the top of the water heater from time to time. This is a common area for leaks which may go unnoticed until there is serious damage to the water heater.

Caulking should be maintained around all tubs/showers to prevent water from leaking through. These can cause structural damage. It only takes 1/100th of an inch opening for water to leak through

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

RECOMMENDATIONS / OBSERVATIONS

- **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 hose bib at the front of the house is leaky and should be repaired or replaced
- **Information: Improve:** The plumbing in the unfinished master bathroom is incomplete. This includes the drain and waste lines and the water supply lines. A considerable amount of work will be required to rough the plumbing in so the renovation process can be completed.
- **Repair:** The sink in the hall bathroom has been moved with the intention of moving the plumbing. (The sink does not work at this time) It is recommended that a licensed plumber be engaged to give estimates on the appropriate course of action to be taken to repair the hall bathroom sink and rough in the master bathroom.



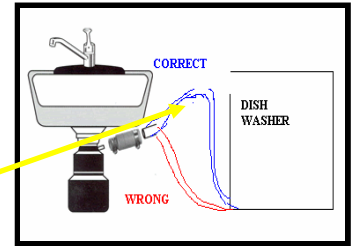
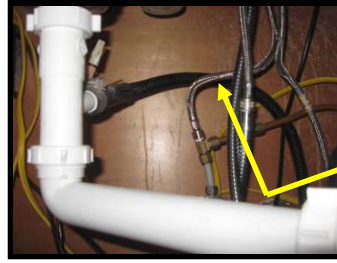
- **Repair:** The garbage disposal under the kitchen sink did not operate when tested and should be repaired.



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- **Improve:** The drain, from the dishwasher which connects to the drain under the kitchen sink, needs to be modified. Presently the drain rises up from the dishwasher to the drain. It needs to be re-routed to first run up above the drain and then downward to the drain. This rise is necessary to prevent water draining from the sink from backing up into the dishwasher.
- **Repair:** The flush handle on the commode in the hall bathroom is damaged and should be replaced.
- **Repair, Safety Issue:** It is required that a pipe be plumbed from the pressure relief valve of the water heater and that such pipe terminate in a downward direction within 6 inches of the ground. (It is preferable to have the pipe terminate about 1 ½ to 2 inches from the floor.) The pipe must be a ¾ inch pipe and may be metal or plastic. This is a safety requirement to prevent scalding should the pressure relief valve open. There is no such pipe on the water heater located in the garage room.



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.



This confidential report is prepared exclusively for Matt & Jes [REDACTED]

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Interior Components

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall •Tile
Floor Surfaces:	•Wood •Carpet •Concrete
Window Type(s) & Glazing:	•Double Hung • Double pane insulating •Fixed Pane •Single Pane
Doors:	•Wood-Hollow Core •French Doors
Fireplace(s):	•Masonry w/damper•Gas logs w/ pilot
Kitchen Appliances:	•Gas Range Top•Range Hood & Vent•Double Wall Oven•Garbage Disposal•Dishwasher•Refrigerator
Laundry Appliances:	•Hot/Cold water w/drain•220 Volt Connection•Dryer Vent
Security System:	•System inspected by Brinks
Other:	•Whole house vacuum system not in use (in back crawl space)

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are considered to be in unfinished 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:** The double wall ovens were not tested due to damage as stated by the owner. It is recommended that the double wall ovens be brought into proper operation.
- **Repair:** The water line for the ice machine in the refrigerator is not hooked up and should be improved.
- **Information:** It should be noted that the garage room is in distressed condition and will take extensive renovations to bring the room into livable condition.
- **Repair:** A proper attic access should be installed.
- **Information:** There are stains in the ceiling of the garage room. The stains were tested for moisture and found to be dry at the time of the inspection. To prevent the stain from coming through your next paint job it is recommended that the stain be first painted with "Kills," "Bentz," or lacquer. The drywall in this area may have to be replaced.
- **Monitor:** Moisture stains were observed on the concrete floor of the garage room. This may indicate that water is entering the room from outside. This condition should be monitored and taken into consideration when renovating.



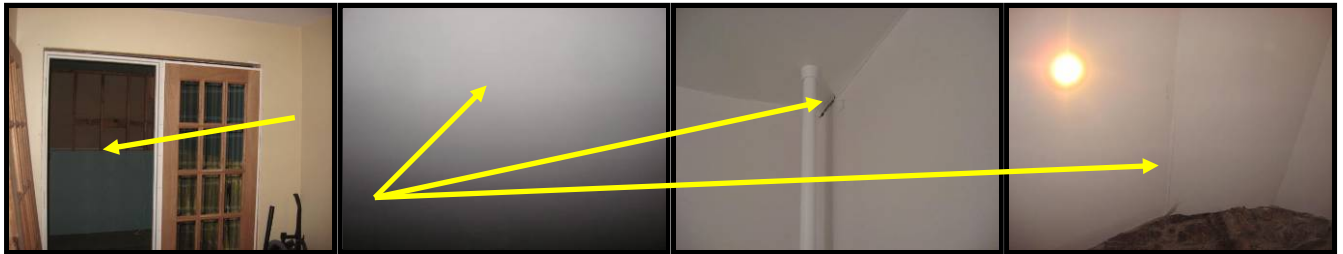
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- **Improve:** Several of the closet and bathroom doors of the house are unfinished. All doors should be properly installed and finished.



- **Improve:** The master bathroom is completely unfinished and a considerable investment will be required to complete the project.
- **Improve:** There are several small ceiling cracks 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. Some of these cracks could be attributed to poor drywall finishing practices. Almost all of these problems are not structurally significant and can be repaired easily with drywall joint tape and compound



- **Repair:** Moisture damage was observed at the ceiling over the chimney and the wall at the right side of the chimney. Moisture was detected when tested. When the source of moisture is repaired the damage should be able to be repaired with drywall tape and compound.
- **Repair:** The metal damper in the fireplace in the family room is rusted and damaged and should be repaired.
- **Repair:** There are loose firebricks and cracks in the firebox of the fireplace in the family room. It is recommended that the fireplace and chimney be cleaned and examined by a certified chimney sweep and repaired to ensure safe operation.



- **Repair: Safety Issue:** There is a gap between the stone front of the fireplace and the hearth. It is recommended that the gap be filled.
- **Improve:** The kitchen is unfinished particularly the wall behind the counter and some of the cabinet fronts of the island. It is recommended that the kitchen be properly completed.



- **Repair:** The side glass panels of the front door are loose in the frame and there is a considerable gap at the top of the door jam. It is recommended that the front door be properly repaired.
- **Repair:** The tiles on the wall behind the sink in the hall bathroom will have to be replaced when the plumbing is moved.



- **Information:** There is a whole house Vacuum system in the back crawl space that is not in use and was not tested. It appears that the system is completely unhooked.



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.



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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.



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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.



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- ☐ 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).



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**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	Matt & Jess [REDACTED]	Report #	ML011008AD
Address		Subject Property	[REDACTED] ock La.
City,State,Zip			Nashville TN 37214

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 _____



This confidential report is prepared exclusively for Matt & Jess [REDACTED]

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Client: Matt & Jessie [REDACTED]

Report # ML011008AD

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	Fee
Limited Liability Inspection	300.00

TOTAL 300.00

Signed: _____ Date _____

Client

Signed: _____ Date _____

Client

Signed: _____ Date _____

Inspector



This confidential report is prepared exclusively for Matt & Jessie [REDACTED]



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

ML011008AD
09:00:00 Thursday 01/10/2008

SOLD TO:

Matt & Jessica [REDACTED]

Description	Amount
Base Inspection Fee	300.00
Paid by check	

TOTAL **300.00**

Thank you for your business

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



This confidential report is prepared exclusively for Matt & Jessica [REDACTED]

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