



# Building Inspection Report



██████████ en Ave., Nashville TN 37212

Inspection Date: January 18, 2008

Prepared For:  
Tony ██████████

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](http://www.home-inspector.com)

Report Number: TW011808PT

Inspector: Tim Gunther TN LIC #113

© 2008 BJK Property Inspections, Inc.



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



**Inspection Address: 3103 Acklen Ave., Nashville TN 37212**  
**Report Number: TW011808PT**

**January 18, 2008**

Tony ██████  
 5 ██████ don Dr.  
 Antioch, TN 37013

Dear Tony,

At your request, an inspection of the above property was performed on January 18, 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 Tony ██████

© 2008 BJK Property Inspections, Inc

# Report Overview

## THE HOUSE IN PERSPECTIVE

---

This is an average quality older, 61 year old home (Approximate age.) The home has not been well maintained and the systems of the house are older and have not been updated. *A considerable amount of work and expense will be necessary to overcome the lack of maintenance and ageing systems of the home and will require updating and a higher degree of maintenance.* 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:**

**Water Cut Off:**

**Gas Meter / Main:**

**Electric Service Entrance:**

**Electrical Disconnects:**

• In front lawn area

• At the Water meter

• Front of house

• Left side of house

• At the service entrance

- 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 north.

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 36 degrees F.

### RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

### PRESENT AT THE INSPECTION

- Tim Gunther • Tony ██████

## 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 Tony ██████

© 2008 BJK Property Inspections, inc

## Structural Components

- Information: Safety Issue: Improve:** Mold type growth is visible on most of the floor joists and on the insulation and subflooring in the crawl space and on some of the rafters in the attic. 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 you health and the amount of mold 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 present it is recommended that a professional be engaged to mitigate the mold.



- Monitor:** Common minor settlement cracks were observed in the foundation walls. 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.
- 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.
- Information: Improve:** Wood shims on the piers are more subject to compression and shrinkage then are steel shims. Generally speaking when wood shims are utilized they should be driven in from opposing sides and should be not less than 4 inches by 8 inches. Some of the wood shims are improper. While the overall structure may not be affected improper shims tend to allow or are responsible for greater than typical settling and movement. Changing out the shims now would only help to prevent ore reduce future movement.



- Improve:** Termite shields are required to be installed at the top of the foundation block under the framing members and at the tops of all columns. Termite shields are installed to help prevent termites from reaching the framing members of the house. There were no termite shields installed in the crawlspace of the home. It is recommended that termite shields be properly installed.





- **Information: Improve:** Some additional supports have been added in the crawlspace area of the house. The supports do not appear to have been installed in a workman like manor and may not be functioning as intended. It is recommended that the added supports be removed and re-installed in a professional manor.



- **Information: Monitor:** Minor unevenness was observed in the floor structure. This condition is not uncommon. It is usually the result of the material shrinkage, framing design, installation methods and aging of the building. There was no apparent need for repairs. If additional movement should take place or a more in-depth evaluation is desired, a structural engineer should be consulted
- **Repair:** There are several floor joists in the crawlspace that are cracked. This weakens the joist and risks structural damage; repairs or additional support are needed. A structural engineer or licensed general contractor should be consulted for details of such repairs.
- **Repair:** The floor structure shows evidence of minor rot under the bathroom area. Rot weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.
- **Repair:** The inspector observed a considerable amount of moisture in the crawlspace. Moist crawlspaces can lead to mold growth, insect damage and rot. It is recommended that the conditions leading to the moist conditions be properly remedied.



- **Monitor:** Evidence of previous leaks was observed from within the attic. The stains were tested for moisture and found to be dry at the time of the inspection.
- **Monitor: Improve:** There were several broken decking members observed from within the attic. The damaged decking material can be repaired at the time of re-roofing.



## Roofing System

- **Repair:** The roofing material is near or at the end of its economic life. Minor repairs might be possible to extend the roof life and to defer leaks. There are a number of damaged and missing shingles on the roof. Damaged or missing roofing material and/or any nail pops should be properly repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon. Prior to replacing the roof it is recommended that the roof be stripped of old roofing materials, all roof decking be examined and repaired as necessary, all flashings be refreshed and new felt applied.



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



- **Repair:** There should be no exposed nail heads through any flashing material, shingles, capping or vent boots on roofs. Such nail heads will rust and cause a leak. There are exposed nail heads at several locations which should be covered with roofing cement or other sealant to prevent them from rusting and causing a potential leak. This is not generally an expensive repair.
- **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.
- **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 theta 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.



- **Improve:** It is important to divert water away from the foundation of the home with a gutter and downspout system that is kept clean and in good repair. It is recommended that all downspouts be extended with plastic diverter tubes to channel water at least 4 to 5 feet away from the building. This is important for helping to maintain a dry crawl space. Downspouts which discharge onto cement should have splash blocks beneath them.





## Exterior Components

- **Major Concern: Repair:** The surface of the driveway is significantly deteriorated. Resurfacing will be necessary to correct the condition.
- **Repair:** There are some settlement cracks in the walkway. It is recommended that they be filled to prevent moisture from entering and eroding the surface beneath the cement which will lead to additional cracking. Sonneborn and Trimco make some excellent long lasting products to help seal such cracks. Exterior Materials, 665 Wedgewood Ave. Nashville, TN, (near the State Fair Grounds) carries Sonneborn and Trimco products.
- **Improve:** All shrubs and vegetation should be cut back away from the building at least 12 -24" to promote proper air circulation around the walls. Vines and other climbing plants can cause damage to exterior surfaces and should not be allowed to grow on the building. Such vegetation also prevents proper drying of the siding and provides a pathway for insect life which can cause damage to your home.
- **Repair:** There were a few minor cracks in the cement parging material that covers the foundation block. This is fairly common and not considered to be structurally significant. These cracks should be sealed with caulk or mortar to keep out moisture and monitored for changes in character such as widening or displacement.



- **Repair:** There is some damaged brickwork at the back left corner of the house. Damaged or missing bricks should be properly installed to preserve the integrity of the wall and to keep out moisture, insects and other "critters."
- **Repair:** There were a few minor cracks or deteriorated mortar joints in the brick veneer of the home. 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.



- **Repair:** The metal fascia trim above the front door is loose and needs to be properly secured to prevent the wind from getting behind the siding and causing damage and loss of siding.
- **Repair:** The wood trim around the entire 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.



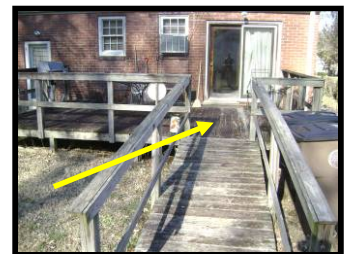
- **Improve:** There is rust starting to form on the lintels (the metal angel iron above doors and windows in brickwork) at several locations. Sand, prime and paint with a good quality rust inhibiting paint. Rusted lintels are known to damage brickwork.



- **Repair:** Localized rot was observed at the base of the frame outside the back kitchen door. Damaged wood should be repaired. Gouging out rotted wood and filling affected areas with “bondo” (an automotive body filler) sanding, and painting with a quality paint is can be done for small areas as a temporary repair while wood replacement is recommended for larger areas as a permanent repair. It is also noted that rather than using wood, a cementacious board (similar to Hardy Plank) would be a more lasting repair.
- **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.
- **Improve:** The steel gas pipe and the front handrail are rusting. It is recommended that they be sanded, primed with a rust inhibiting paint and them painted with a quality paint.
- **Repair:** The frame of the access panel to the crawl space is rotted at the bottom. It is recommended that it be replaced with a full perimeter, treated wood frame and door with galvanized hinges.

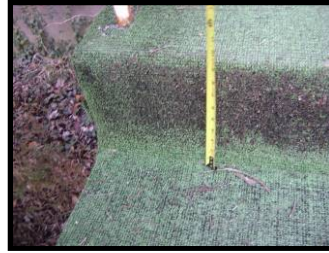


- **Repair:** Ledger boards, which attach a deck frame to a building, should be bolted to the frame of the structure. Standard building practices require use of 1/2” through bolts spaced 4 feet apart as the proper method of securing a deck to the building.
- **Repair:** The construction of the deck is low quality. The deck shows evidence of rot. Replacement may eventually be desired. Repairing damaged and rotted boards may help extend the life of the deck.

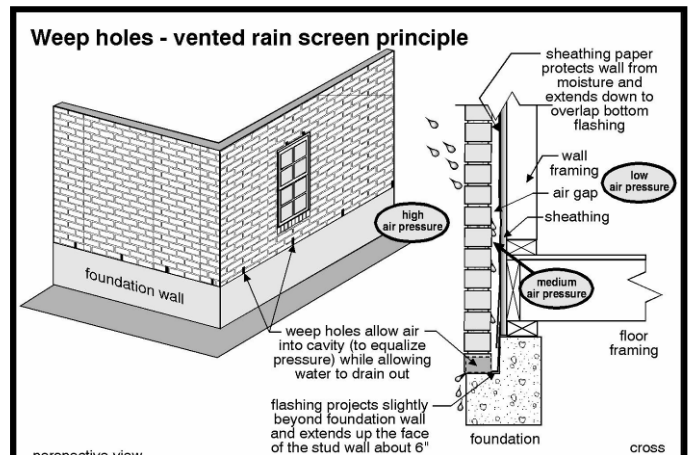




- Safety Issue: Improve:** The steps leading to the front porch have settled into the ground significantly resulting in a rather large rise 9 ½" between the top step and the porch surface. Generally, the maximum height distance between steps should be no greater than 7 ¾." This is likely caused by poor site preparation and inadequate footing support under this section of concrete. It may be possible to raise this back to near original position by a process called concrete leveling, where stone "slag" is pumped under the step section which lifts the concrete up where needed. A-1 Concrete Leveling can be reached at 931-840-9451 or at [www.a1concrete.com](http://www.a1concrete.com) for more information.
- Repair:** Standard building practices require a grippable handrail where there is a rise of 30 inches or more, or 3 or more risers on stairs. Such handrail should be 34"- 38" high with a grippable rail that is between 1 ¼ and 2 5/8 wide.



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

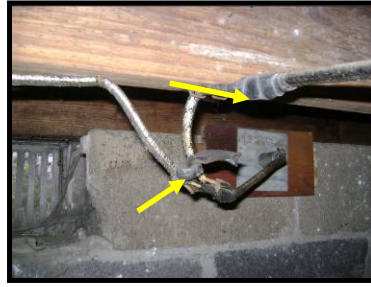
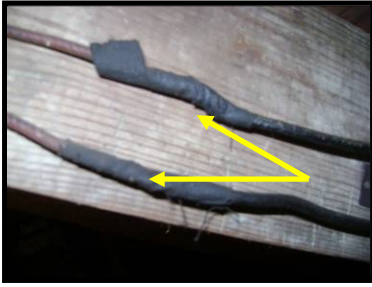


## Electrical System

- Major Concern: Repair: Safety Issue:** Inspection of the electrical system revealed several non-standard and/or amateur wiring practices which should be improved. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below and fully safety checks the system.
- Repair:** The service mast is required to be secured within 12" from the panel. The service mast/conduit is not secured within 12" from the panel and should be better secured to the exterior of the home.
- Repair:** The electrical conduit going to the HVAC unit on the back of the house is damaged and needs to be repaired.
- Safety Issue: Improve:** All wire splices are required to be contained within appropriate boxes and fitted with covers. There are inline splices in the crawlspace, attic and in the front right bedroom closet which should be corrected.



- **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:** The inoperative light switch in the living room should be repaired.

## 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)

- **Major Concern, Monitor:** Given the age of the gas package unit, it may be near the end of its useful life. Although the unit appeared to be functioning as intended the time of the inspection, you should reserve funds to be ready to purchase a new furnace.

## Cooling / Heat Pump System

- **Information:** The air conditioner / heat pump 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.
- **Repair:** As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

## Insulation / Ventilation

- **Information:** It may be wise to add insulation in the attic. Improvements may be cost effective, depending on the anticipated term of ownership.
- **Safety Issue: Repair:** Note that **white vinyl vent hoses** are **not** UL-Approved and are a great way to start fires in your house. The American Household Appliance Manufacturers Association (AHAM) recommends the use of either rigid aluminum or steel duct or spiral-wound aluminum flex hose--NOT the white vinyl hose. For any dryer, but especially gas dryers, white vinyl vent hose should never be used. It was observed that you have a white vinyl dryer vent hose and it is recommended that it be replaced ASAP with UL-approved materials.
- **Improve:** The moisture (vapor) barrier on the crawl space floor should be adjusted or improved to cover all areas of exposed soil. It currently covers only 75% of the ground.



## Plumbing System

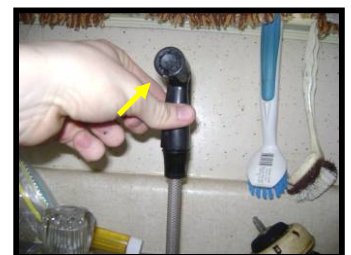
- **Information:** There are numerous defects in the plumbing system of the house. It would be wise during remodeling to completely replace all of the plumbing pipes and fixtures. During complete replacement of the plumbing system a significant amount of cost should be expected.
- **Repair, Safety Issue:** 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 laundry room.
- **Improve: Repair:** Corrosion caused by electrolytic action (electrolysis) occurs when pipes of dissimilar metals (such as galvanized steel and copper pipe) are joined. This often occurs at the top of water heaters. There is rust forming at the top and around the water heater in the laundry room and it would be wise to have dielectric unions installed at the pipe connections.



- **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.
- **Improve:** One or more hose bibs (outside faucets) are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply which can occur when an outside faucet is left in the "on" position with a hose connected and a sprayer head or other device turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. A hose connection vacuum breaker should be installed on each faucet or hose bibb that is connected to the potable water supply to prevent backflow to the water supply. A HVB is a small valve assembly (see diagram) that protects an individual water outlet. HVB's are normally constructed of brass with hose threaded connectors and are available at most home improvement stores and are easily installed. They are relatively inexpensive, costing approximately \$5 - \$10.



- **Repair:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. There is very low water pressure at the fixtures throughout the house, indicating that the older steel piping should be replaced.
- **Repair:** There is a leak under the kitchen sink. It is recommended that the leak be properly repaired.
- **Repair:** The spray hose on the kitchen sink leaks where the hose attaches to the spray head. This should be repaired.
- **Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.





- **Repair:** On the water spout of the bathtub there is a diverter switch which is intended to “divert” all the water from the spout to the shower head. When the water is turned off the diverter should return to the position directing the water to the spout. The diverter on the shower did not divert 100% of the water from the spout to the shower head and did not return to the downward position when the water was turned off as required and should be replaced.
- **Repair:** Flexible piping has is currently being used as waste piping under the kitchen sink. Flexible pipe is not allowed to be used as waste piping. The flexible pipe should be replaced with a PVC pipe.
- **Improve:** It is important to maintain the caulking in and around the tub, along wall corners, floor and wall seams and around faucets and spouts to prevent moisture from getting into the subwall and floor. Damage can be caused if these areas are not well sealed and maintained. Presently some caulking improvements are necessary.
- **Repair:** The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
- **Repair:** A water shutoff valve is required to be installed by a commode. There was no water shutoff valve by the commode in the bathroom as required, and one should be installed.



## Interior Components

- **Major Concern: Repair:** Most of the interior finishes are in mild disrepair. There is a significant amount of cracking in the plaster around the home. This indicates that the house has experienced some minor settlement. The settlement did not appear to have caused major damage, but rather cosmetic flaws. It would be wise that rather than tape and spackle the cracks in the plaster, the old cracked and aged plaster be completely torn out and replaced with drywall. During the removal and instillation of the drywall, it is recommended that the isolation throughout the house be improved. The carpet throughout the house is worn and should be removed. The instillation of the bathroom appeared to have been done in less than a professional manor, and it may be desired to remove and replace all fixtures and finishing material. A significant amount of expense should be anticipated to refresh all of the interior finishes to a more desired living condition.



- **Improve:** Walking on some sections of the floor resulted in a squeaking or creaking noise. This is usually the result of poor construction practices where the subfloor decking isn't adequately fastened to the framing below. In most cases, this is an annoyance only rather than a structural problem. Such squeaks are often difficult to remedy without installing screws to fasten the subflooring to the floor joists. In a first floor situation, where the floor joists are accessible from below, construction adhesive can be applied on either side of each joist at the subflooring. In other instances, carpeting can be laid back and screws installed. Various other solutions such as [Squeeeek No More and Counter Snap fasteners](#) exist to correct such squeaking and creaking noises
- **Repair:** Some of the windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration. Replacing the old dysfunctional windows with modern vinyl windows will help save on energy costs.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

- **Improve:** Several of the door stops are either broken or missing the rubber tips. Such items are inexpensive and readily available from “Home Depot” and “Lowes.”

## 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.*



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

# Structural Components

## DESCRIPTION OF STRUCTURE

|                               |                                                             |
|-------------------------------|-------------------------------------------------------------|
| <b>Foundation:</b>            | •Concrete Footer •Concrete Block •Crawl Space Configuration |
| <b>Columns:</b>               | •Concrete Block •Steel                                      |
| <b>Floor Structure:</b>       | •Wood Joist • 2x8@16oc                                      |
| <b>Sillplate Anchors:</b>     | •Appears to predate the requirement                         |
| <b>Sub Flooring:</b>          | •Wood Planking                                              |
| <b>Wall Structure:</b>        | •Wood Frame, Brick Veneer                                   |
| <b>Ceiling Structure:</b>     | •Joist • 2x6@16oc                                           |
| <b>Roof Structure:</b>        | •Rafters • 2x6@18oc •Spaced Plank Sheathing                 |
| <b>Attic Access Location:</b> | •Pull Down Steps                                            |

## 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:** **Mold type growth is visible on most of the floor joists and on the insulation and subflooring in the crawl space and on some of the rafters in the attic. 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 you health and the amount of mold 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 present it is recommended that a professional be engaged to mitigate the mold.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc



- **Monitor:** Common minor settlement cracks were observed in the foundation walls. 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.
- **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.
- **Information: Improve:** Wood shims on the piers are more subject to compression and shrinkage than are steel shims. Generally speaking when wood shims are utilized they should be driven in from opposing sides and should be not less than 4 inches by 8 inches. Some of the wood shims are improper. While the overall structure may not be affected improper shims tend to allow or are responsible for greater than typical settling and movement. Changing out the shims now would only help to prevent or reduce future movement.



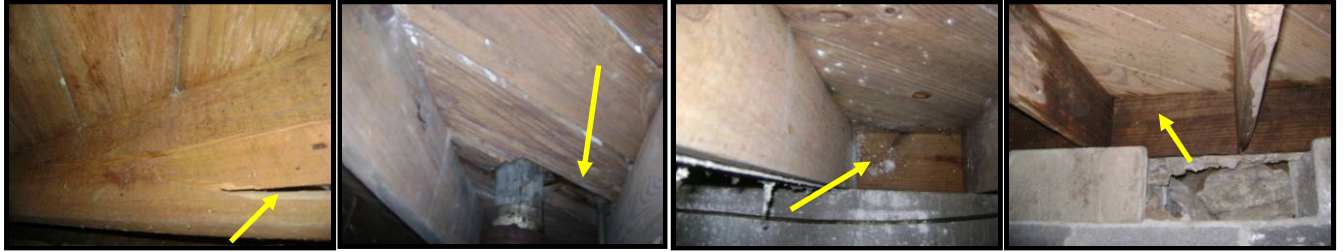
- **Improve:** Termite shields are required to be installed at the top of the foundation block under the framing members and at the tops of all columns. Termite shields are installed to help prevent termites from reaching the framing members of the house. There were no termite shields installed in the crawlspace of the home. It is recommended that termite shields be properly installed.
- **Information: Improve:** Some additional supports have been added in the crawlspace area of the house. The supports do not appear to have been installed in a workman like manner and may not be functioning as intended. It is recommended that the added supports be removed and re-installed in a professional manner.



- **Information: Monitor:** Minor unevenness was observed in the floor structure. This condition is not uncommon. It is usually the result of the material shrinkage, framing design, installation methods and aging of the building. There was no apparent need for repairs. If additional movement should take place or a more in-depth evaluation is desired, a structural engineer should be consulted.
- **Repair:** There are several floor joists in the crawlspace that are cracked. This weakens the joist and risks structural damage; repairs or additional support are needed. A structural engineer or licensed general contractor should be consulted for details of such repairs.
- **Repair:** The floor structure shows evidence of minor rot under the bathroom area. Rot weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.



- **Repair:** The inspector observed a considerable amount of moisture in the crawlspace. Moist crawlspaces can lead to mold growth, insect damage and rot. It is recommended that the conditions leading to the moist conditions be properly remedied.



- **Monitor:** Evidence of previous leaks was observed from within the attic. The stains were tested for moisture and found to be dry at the time of the inspection.
- **Monitor: Improve:** There were several broken decking members observed from within the attic. The damaged decking material can be repaired at the time of re-roofing.



## 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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

# Roofing System

## DESCRIPTION OF ROOFING

|                       |                                                  |
|-----------------------|--------------------------------------------------|
| Roof Covering:        | •Asphalt Shingle                                 |
| Roof Slope:           | •Medium                                          |
| Layers:               | •One Layer                                       |
| Roof Flashings:       | •Asphalt •Metal •Plastic/rubber boots            |
| Chimneys:             | •Masonry                                         |
| Roof Drainage System: | •Metal •Downspouts discharge above & below grade |
| Method of Inspection: | •Walked on roof                                  |

## ROOFING OBSERVATIONS

The roof coverings are considered to be in generally poor condition and appear to be about 12-15 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 0 – 1 years of remaining life. In all, the roof coverings show evidence of normal wear and tear for a home of this age and location.

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

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

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

### RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The roofing material is near or at the end of its economic life. Minor repairs might be possible to extend the roof life and to defer leaks. There are a number of damaged and missing shingles on the roof. Damaged or missing roofing material and/or any nail pops should be properly repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon. Prior to replacing the roof it is recommended that the roof be stripped of old roofing materials, all roof decking be examined and repaired as necessary, all flashings be refreshed and new felt applied.
- **Repair:** There are several “nail pops” in various locations on the roof which need to be fixed. Nails will often lift as the materials expand and contract with the weather. Sometimes the roofing nails were not sufficiently driven into the wood beneath the shingle. Such nails will eventually break through the surface of the overlying shingle tab which can lead to leaks. All “nail pops” should be properly repaired to prevent leaks which could damage the home.



- **Repair:** There should be no exposed nail heads through any flashing material, shingles, capping or vent boots on roofs. Such nail heads will rust and cause a leak. There are exposed nail heads at several locations which should be covered with roofing cement or other sealant to prevent them from rusting and causing a potential leak. This is not generally an expensive repair.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc



- **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.
- **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 theta 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.



- **Improve:** It is important to divert water away from the foundation of the home with a gutter and downspout system that is kept clean and in good repair. It is recommended that all downspouts be extended with plastic diverter tubes to channel water at least 4 to 5 feet away from the building. This is important for helping to maintain a dry crawl space. Downspouts which discharge onto cement should have splash blocks beneath them.

## 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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

# Exterior Components

## DESCRIPTION OF EXTERIOR

|                                  |                         |
|----------------------------------|-------------------------|
| Wall Covering:                   | •Brick                  |
| Eaves, Soffits, and Fascias:     | •Vinyl /Aluminum        |
| Exterior Doors:                  | •Solid Wood             |
| Window/Door Frames and Trim:     | •Wood                   |
| Entry Driveways:                 | •Asphalt                |
| Entry Walkways and Patios:       | •Concrete               |
| Porches, Decks, Steps, Railings: | •Concrete •Wood         |
| Surface Drainage:                | •Graded Away From House |
| Fencing:                         | •Metal                  |

## 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.

Treated wood decks should not be carpeted or painted as this can cause premature decay. Cleaning and treating them with a good wood preservative about every 3 years will keep them in good condition.

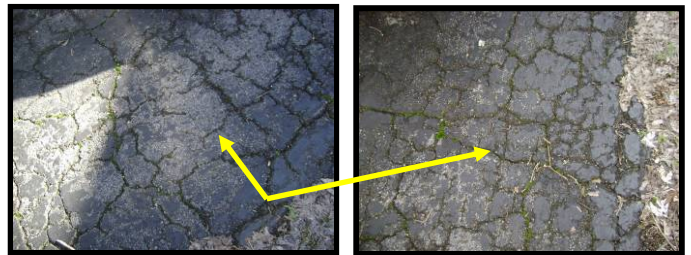
Garage door hinges and rollers should be lubricated about every six months or so, to provide quiet and smooth operation.

Generally speaking, the exterior of the home is in average condition

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

### RECOMMENDATIONS / OBSERVATIONS

- **Major Concern: Improve:** The surface of the driveway is significantly deteriorated. Resurfacing will be necessary to correct the condition.
- **Repair:** There are some settlement cracks in the walkway. 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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

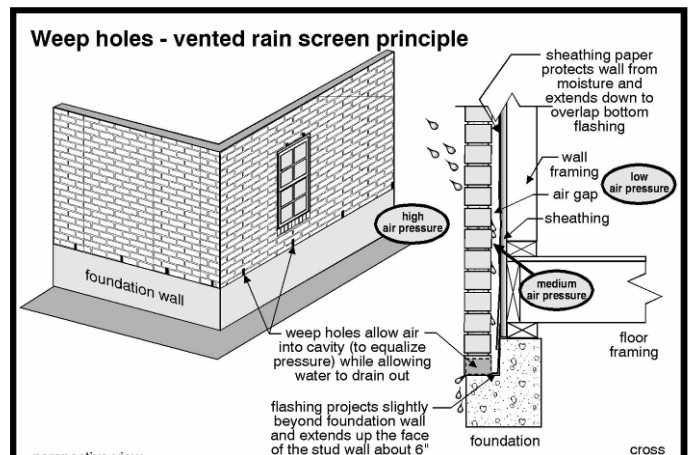
- **Improve:** All shrubs and vegetation should be cut back away from the building at least 12 -24" to promote proper air circulation around the walls. Vines and other climbing plants can cause damage to exterior surfaces and should not be allowed to grow on the building. Such vegetation also prevents proper drying of the siding and provides a pathway for insect life which can cause damage to your home
- **Repair:** There were a few minor cracks in the cement parging material that covers the foundation block. This is fairly common and not considered to be structurally significant. These cracks should be sealed with caulk or mortar to keep out moisture and monitored for changes in character such as widening or displacement.



- **Repair:** There is some damaged brickwork at the back left corner of the house. Damaged or missing bricks should be properly installed to preserve the integrity of the wall and to keep out moisture, insects and other "critters."
- **Repair:** There were a few minor cracks or deteriorated mortar joints in the brick veneer of the home. 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.



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





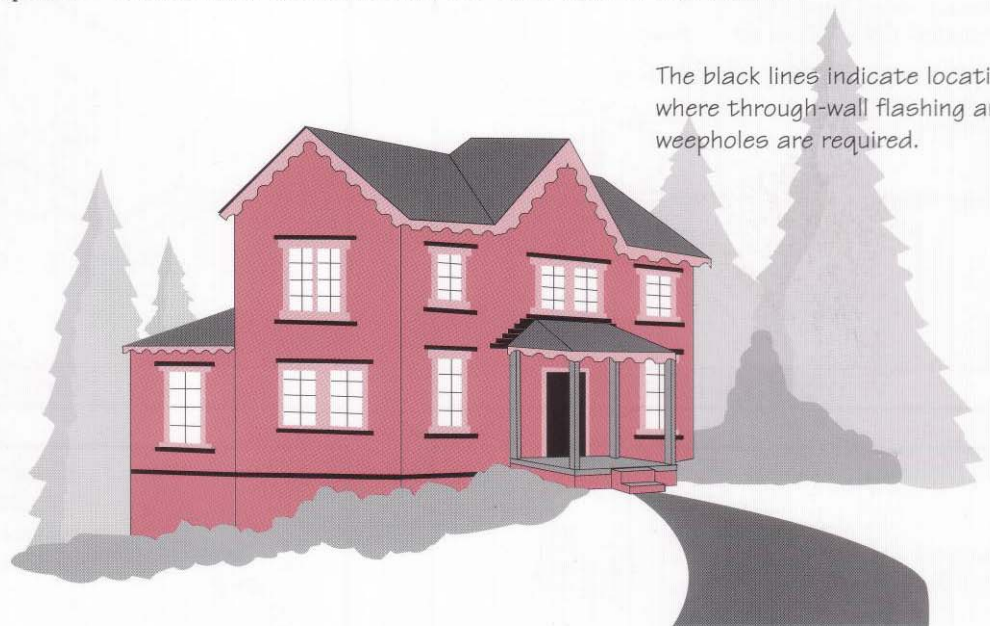
# Bulletin



## Flashing and Weepholes Required on All Residential Brickwork

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

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



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

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

\*CABO 703.7; Standard Building Code 1403.1

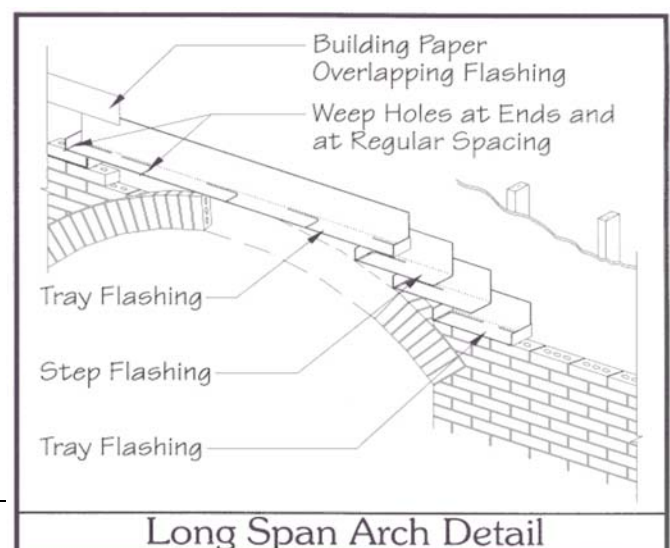
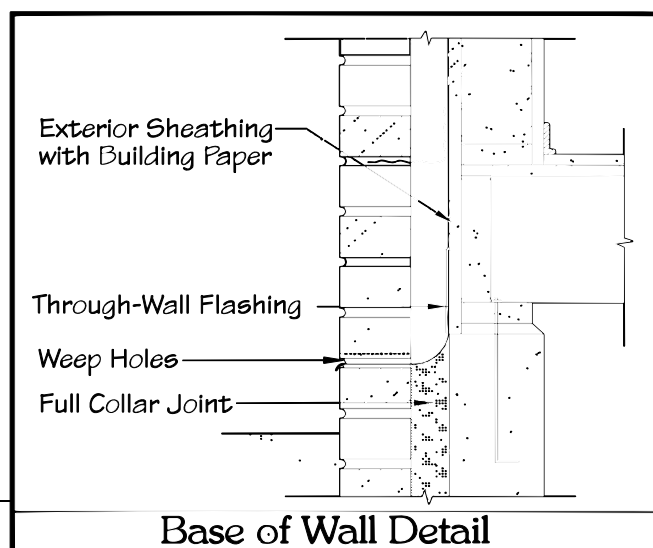
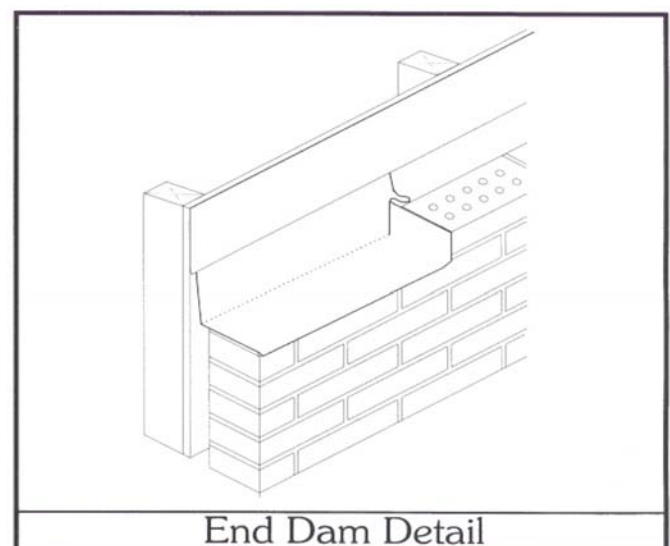
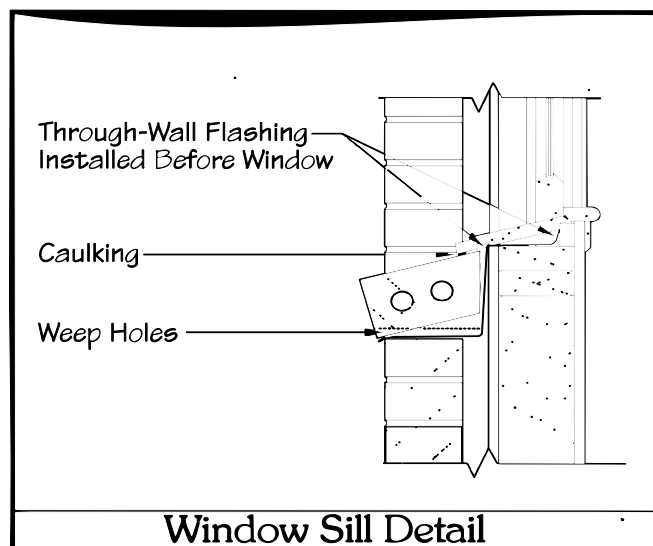
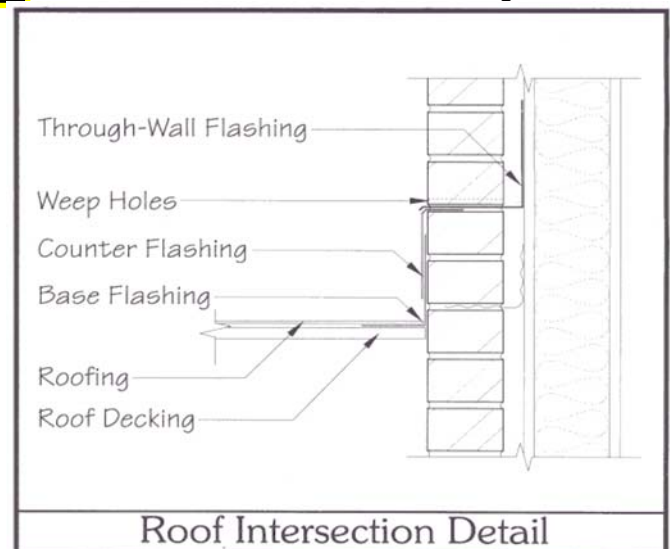
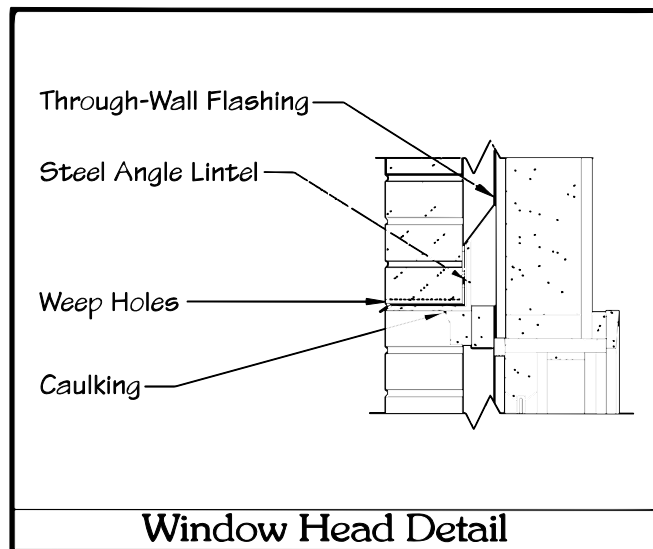
**Southern Brick Institute**

1810 Overlake Drive Suite A • Conyers, Georgia 30013 • 770-760-0728 • Fax 770-760-7810 • [www.sbsonline.org](http://www.sbsonline.org)



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, Inc





- **Repair:** The metal fascia trim above the front door is loose and needs to be properly secured to prevent the wind from getting behind the siding and causing damage and loss of siding.
- **Repair:** The wood trim around the entire 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:** There is rust starting to form on the lintels (the metal angel iron above doors and windows in brickwork) at several locations. Sand, prime and paint with a good quality rust inhibiting paint. Rusted lintels are known to damage brickwork.



- **Repair:** Localized rot was observed at the base of the frame outside the back kitchen door. Damaged wood should be repaired. Gouging out rotted wood and filling affected areas with “bondo” (an automotive body filler) sanding, and painting with a quality paint is can be done for small areas as a temporary repair while wood replacement is recommended for larger areas as a permanent repair. It is also noted that rather than using wood, a cementacious board (similar to Hardy Plank) would be a more lasting repair.
- **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.
- **Improve:** The steel gas pipe and the front handrail are rusting. It is recommended that they be sanded, primed with a rust inhibiting paint and them painted with a quality paint.
- **Repair:** The frame of the access panel to the crawl space is rotted at the bottom. It is recommended that it be replaced with a full perimeter, treated wood frame and door with galvanized hinges.

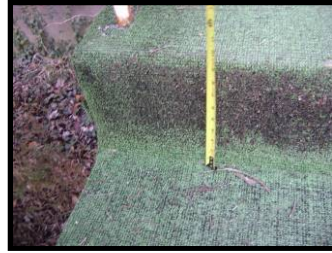


- **Repair:** Ledger boards, which attach a deck frame to a building, should be bolted to the frame of the structure. Standard building practices require use of 1/2” through bolts spaced 4 feet apart as the proper method of securing a deck to the building.
- **Repair:** The construction of the deck is low quality. The deck shows evidence of rot. Replacement may eventually be desired. Repairing damaged and rotted boards may help extend the life of the deck.





- **Safety Issue: Improve:** The steps leading to the front porch have settled into the ground significantly resulting in a rather large rise 9 ½” between the top step and the porch surface. Generally, the maximum height distance between steps should be no greater than 7 ¾.” This is likely caused by poor site preparation and inadequate footing support under this section of concrete. It may be possible to raise this back to near original position by a process called concrete leveling, where stone “slag” is pumped under the step section which lifts the concrete up where needed. A-1 Concrete Leveling can be reached at 931-840-9451 or at [www.a1concrete.com](http://www.a1concrete.com) for more information.
- **Repair:** Standard building practices require a grippable handrail where there is a rise of 30 inches or more, or 3 or more risers on stairs. Such handrail should be 34”- 38” high with a grippable rail that is between 1 ¼ and 2 5/8 wide.



## 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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

# Electrical System

## DESCRIPTION OF ELECTRICAL

|                                           |                                                                                  |
|-------------------------------------------|----------------------------------------------------------------------------------|
| <b>Service Entrance Wires:</b>            | •Overhead •Aluminum                                                              |
| <b>Size of Electrical Service:</b>        | •100 Amps                                                                        |
| <b>Main Disconnects:</b>                  | •100 Amp Breaker at Service Entrance                                             |
| <b>Service Grounding:</b>                 | •Copper                                                                          |
| <b>Branch/Auxiliary Panel(s):</b>         | •100 Amp panel in the laundry room • Disconnect panels at the heat and air units |
| <b>Distribution Wiring:</b>               | •Copper •Aluminum-Multi-Strand                                                   |
| <b>Switches &amp; Receptacles:</b>        | •Ungrounded                                                                      |
| <b>Ground Fault Circuit Interrupters:</b> | •None Found                                                                      |

## ELECTRICAL OBSERVATIONS

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

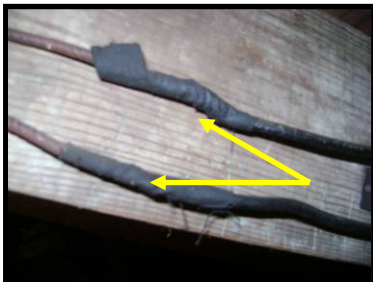
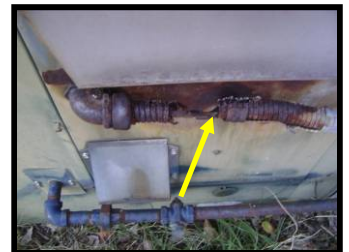
Generally speaking, the electrical system is in fair condition.

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

- **Major Concern: Repair: Safety Issue:** Inspection of the electrical system revealed several non-standard and/or amateur wiring practices which should be improved. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below and fully safety check the system.
- **Repair:** The service mast is required to be secured within 12" from the panel. The service mast/conduit is not secured within 12" from the panel and should be better secured to the exterior of the home.
- **Repair:** The electrical conduit going to the HVAC unit on the back of the house is damaged and needs to be repaired.
- **Safety Issue: Improve:** All wire splices are required to be contained within appropriate boxes and fitted with covers. There are inline splices in the crawlspace, attic and in the front right bedroom closet which should be corrected.
- **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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

- **Repair:** The inoperative light switch in the living room should be repaired.

### DISCRETIONARY IMPROVEMENTS

During the course of any renovating, it is recommended that old wiring be replaced.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. **A marginally sized electrical service is not a safety concern**, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service.

Additional outlets in some areas of the home may be desirable.

### 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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc



# Heating System

## DESCRIPTION OF HEATING

|                            |                          |
|----------------------------|--------------------------|
| Energy Source:             | •Gas                     |
| Heating System Type:       | •Forced Air Furnace      |
| Heat Distribution Methods: | •Ductwork                |
| Other Components:          | •Air Handler •Thermostat |

## HEATING OBSERVATIONS

| Make | Type             | Age or SN           | Location      |
|------|------------------|---------------------|---------------|
| Heil | Gas Package Unit | Unable to determine | 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)

- **Major Concern, Monitor:** Given the age of the gas package unit, it may be near the end of its useful life. Although the unit appeared to be functioning as intended the time of the inspection, you should reserve funds to be ready to purchase a new furnace.

## 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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

# 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:       | •Air Handler •Thermostat             |

## COOLING / HEAT PUMPS OBSERVATIONS

| Make | Type        | Age or SN           | Size                | Location      |
|------|-------------|---------------------|---------------------|---------------|
| Heil | Package A/C | Unable to determine | Unable to determine | 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

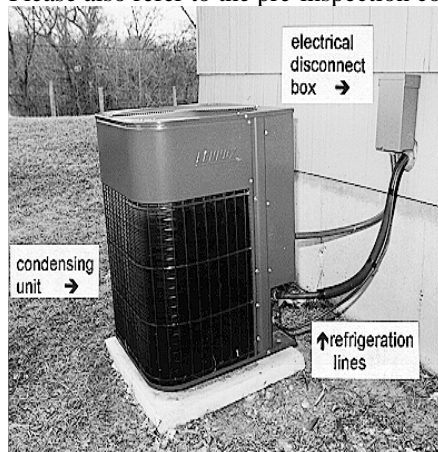
- **Information:** The air conditioner / heat pump was not operated in the cooling mode as the outside temperature was below recommended operating temperature. It may be wise to have the unit serviced and tested by a licensed HVAC contractor.
- **Repair:** As is not uncommon for homes of this age and location, the air conditioning system is relatively old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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



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

ILLUSTRATION ONLY



# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

|                                    |                          |
|------------------------------------|--------------------------|
| <b>Attic Insulation:</b>           | •Loose Fill              |
| <b>Roof Cavity Insulation:</b>     | •None Visible            |
| <b>Exterior Wall Insulation:</b>   | •Not Visible             |
| <b>Crawl Space Insulation:</b>     | •None                    |
| <b>Vapor Retarders:</b>            | •Plastic                 |
| <b>Roof Ventilation:</b>           | •Roof Vents •Gable Vents |
| <b>Crawl Space Ventilation:</b>    | •Exterior Wall Vents     |
| <b>Exhaust Fan/vent Locations:</b> | •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

- **Information:** It may be wise to add insulation in the attic. Improvements may be cost effective, depending on the anticipated term of ownership.
- **Safety Issue: Repair:** Note that **white vinyl vent hoses** are **not** UL-Approved and are a great way to start fires in your house. The American Household Appliance Manufacturers Association (AHAM) recommends the use of either rigid aluminum or steel duct or spiral-wound aluminum flex hose-- NOT the white vinyl hose. For any dryer, but especially gas dryers, white vinyl vent hose should never be used. It was observed that you have a white vinyl dryer vent hose and it is recommended that it be replaced ASAP with UL-approved materials.
- **Improve:** The moisture (vapor) barrier on the crawl space floor should be adjusted or improved to cover all areas of exposed soil. It currently covers only 75% of the ground.



## 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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, Inc



# Plumbing System

## DESCRIPTION OF PLUMBING

|                                         |                                                                       |
|-----------------------------------------|-----------------------------------------------------------------------|
| <b>Water Supply Source:</b>             | •Public Water Supply                                                  |
| <b>Service Pipe to House:</b>           | •Steel                                                                |
| <b>Interior Supply Piping:</b>          | •Steel •Copper                                                        |
| <b>Waste System:</b>                    | •Public Sewer System                                                  |
| <b>Drain, Waste, &amp; Vent Piping:</b> | •Cast Iron                                                            |
| <b>Water Heater:</b>                    | •Gas •Approximate Capacity (in gallons): 30 •Serial Number: XD4086645 |

## PLUMBING OBSERVATIONS

The plumbing system is in generally poor condition.

The water pressure supplied to the home is approximately 35-40 lbs. The water pressure to the fixtures is poor. 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

- **Information:** There are numerous defects in the plumbing system of the house. It would be wise during remodeling to completely replace all of the plumbing pipes and fixtures. During complete replacement of the plumbing system a significant amount of cost should be expected.
- **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 laundry room.
- **Improve: Repair:** Corrosion caused by electrolytic action (electrolysis) occurs when pipes of dissimilar metals (such as galvanized steel and copper pipe) are joined. This often occurs at the top of water heaters. There is rust forming at the top and around the water heater in the laundry room and it would be wise to have dielectric unions installed at the pipe connections.













- **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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

- Improve:** One or more hose bibs (outside faucets) are missing backflow prevention devices. These devices reduce the likelihood of polluted or contaminated water entering the potable water supply which can occur when an outside faucet is left in the "on" position with a hose connected and a sprayer head or other device turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the house. A hose connection vacuum breaker should be installed on each faucet or hose bibb that is connected to the potable water supply to prevent backflow to the water supply. A HVB is a small valve assembly (see diagram) that protects an individual water outlet. HVB's are normally constructed of brass with hose threaded connectors and are available at most home improvement stores and are easily installed. They are relatively inexpensive, costing approximately \$5 - \$10.
 
- Repair:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. There is very low water pressure at the fixtures throughout the house, indicating that the older steel piping should be replaced.
 
- Repair:** There is a leak under the kitchen sink. It is recommended that the leak be properly repaired.
 
- Repair:** The spray hose on the kitchen sink leaks where the hose attaches to the spray head. This should be repaired.
 
- Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.
 
- Repair:** On the water spout of the bathtub there is a diverter switch which is intended to "divert" all the water from the spout to the shower head. When the water is turned off the diverter should return to the position directing the water to the spout. The diverter on the shower did not divert 100% of the water from the spout to the shower head and did not return to the downward position when the water was turned off as required and should be replaced.
 
- Repair:** Flexible piping has is currently being used as waste piping under the kitchen sink. Flexible pipe is not allowed to be used as waste piping. The flexible pipe should be replaced with a PVC pipe.
 
- Improve:** It is important to maintain the caulking in and around the tub, along wall corners, floor and wall seams and around faucets and spouts to prevent moisture from getting into the subwall and floor. Damage can be caused if these areas are not well sealed and maintained. Presently some caulking improvements are necessary.
 
- Repair:** The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.
 
- Repair:** A water shutoff valve is required to be installed by a commode. There was no water shutoff valve by the commode in the bathroom as required, and one should be installed.
 

## 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 Tony [REDACTED]

© 2008 BJK Property Inspections, inc

# Interior Components

## DESCRIPTION OF INTERIOR

|                             |                                                        |
|-----------------------------|--------------------------------------------------------|
| Wall and Ceiling Materials: | •Plaster                                               |
| Floor Surfaces:             | •Carpet •Vinyl/Resilient                               |
| Window Type(s) & Glazing:   | •Double Hung •Single Pane                              |
| Doors:                      | •Wood-Solid Core                                       |
| Kitchen Appliances:         | •Electric range/oven•Refrigerator                      |
| Laundry Appliances:         | •Hot/Cold water w/drain•220 Volt Connection•Dryer Vent |

## INTERIOR OBSERVATIONS

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

Typical flaws were observed in some areas.

The majority of the doors and windows are fair 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

- Major Concern: Repair:** Most of the interior finishes are in mild disrepair. There is a significant amount of cracking in the plaster around the home. This indicates that the house has experienced some minor settlement. The settlement did not appear to have caused major damage, but rather cosmetic flaws. It would be wise that rather than tape and spackle the cracks in the plaster, the old cracked and aged plaster be completely torn out and replaced with drywall. During the removal and instillation of the drywall, it is recommended that the isolation throughout the house be improved. The carpet throughout the house is worn and should be removed. The instillation of the bathroom appeared to have been done in less than a professional manor, and it may be desired to remove and replace all fixtures and finishing material. A significant amount of expense should be anticipated to refresh all of the interior finishes to a more desired living condition.



- Improve:** Walking on some sections of the floor resulted in a squeaking or creaking noise. This is usually the result of poor construction practices where the subfloor decking isn't adequately fastened to the framing below. In most cases, this is an annoyance only rather than a structural problem. Such squeaks are often difficult to remedy without installing screws to fasten the subflooring to the floor joists. In a first floor situation, where the floor joists are accessible from below, construction adhesive can be applied on either side of each joist at the subflooring. In other instances, carpeting can be laid back and screws installed. Various other solutions such as [Squeeeeeek No More](#) and [Counter Snap fasteners](#) exist to correct such squeaking and creaking noises
- Repair:** Some of the windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc



In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration. Replacing the old dysfunctional windows with modern vinyl windows will help save on energy costs.

- **Improve:** Several of the door stops are either broken or missing the rubber tips. Such items are inexpensive and readily available from "Home Depot" and "Lowe's."

## LIMITATIONS OF INTERIOR INSPECTION

---

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

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

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



# Environmental Survey

(No testing done. May indicate the possibility only)

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

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

- 6) Lead in Material Warning (prior 1978): •No
- 7) Lead in Water Warning: •No - The EPA has determined that some water faucets contain lead. They recommend you let the water run for several seconds before drinking, where the faucet has not been used for several hours and/or overnight.
- 8) U.F.F.I Suspected: •No (Urea Formaldehyde Foam Insulation)
- 9) Describe Suspected U.F.F.I. Location/Material: •N/A  
No other specific environmental concerns were noted at this time.
- 10) Noise, Pollution, Odors, etc.: •None known. Many sources can contribute to these conditions, some of which can be transient, only occurring at specific times or occasionally and may not be discovered during this inspection.

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



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

# 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.



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, Inc



- ☐ 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).



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

**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

|                       |                   |                         |                           |
|-----------------------|-------------------|-------------------------|---------------------------|
| <b>Client</b>         | Tony [REDACTED]   | <b>Report #</b>         | <b>TW011808PT</b>         |
| <b>Address</b>        | [REDACTED]        | <b>Subject Property</b> | [REDACTED] en Ave.        |
| <b>City,State,Zip</b> | Antioch, TN 37013 |                         | <b>Nashville TN 37212</b> |

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 warranty, 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**

**Page 1 of 2** Initial Here \_\_\_\_\_



This confidential report is prepared exclusively for Tony [REDACTED]

© 2008 BJK Property Inspections, inc

Client: Tony [REDACTED]

Report # TW011808PT

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 | 350.00 |

**TOTAL** 350.00

Signed: \_\_\_\_\_ Date \_\_\_\_\_  
Client

Signed: \_\_\_\_\_ Date \_\_\_\_\_  
Inspector



This confidential report is prepared exclusively for Tony [REDACTED]  
© 2008 BJK Property Inspections, inc





**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

|                                       |
|---------------------------------------|
| TW011808PT                            |
| <b>13:00:00 Friday<br/>01/18/2008</b> |

**SOLD TO:**

Tony [REDACTED]  
[REDACTED] Dr.  
Antioch, TN 37013

| Description                 | Amount |
|-----------------------------|--------|
| Base Inspection Fee         | 350.00 |
|                             |        |
|                             |        |
|                             |        |
|                             |        |
| <b>Paid by check # 2481</b> |        |
|                             |        |
|                             |        |
|                             |        |
|                             |        |
|                             |        |
|                             |        |
|                             |        |
|                             |        |

**TOTAL** **350.00**

**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 Tony [REDACTED]  
© 2008 BJK Property Inspections, inc