

Tennessee Inspection Agreement

Inspection date: _____ Inspection Address: _____

Name: _____

Address: _____ City _____ State _____ Zip _____

**Email Address: _____

*****Reports are sent via email in Adobe PDF format unless otherwise requested***

This inspection, along with any subsequent reinspections of the property conditions, is performed in accordance with the STANDARDS OF PRACTICE of The State of Tennessee Home Inspectors License Board and ASHI *American Society of Home Inspectors*, is available by fax upon request or the internet. These guidelines are intended to provide the Client (Person for whom this inspection is for) with a better understanding of the property conditions, as observed at the time of inspection. It is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged (heavily painted, caulked or patched over) or difficult to inspect are excluded from the report. HVAC systems are inspected for proper operation at the time of the inspection only. Water leaks or problems from rain water or rain water runoff may not be visible if it is not raining or has not rained for a period of time. Future operation of any installed system is not guaranteed. When the outside air temperature is below 65f A/C systems can not be inspected for proper operation, without the possibility of causing damage to the unit. The exterior cladding (Brick, EIFS, Vinyl, Hardboard etc.) has not been inspected for concealed or hidden damages to the underlying structure. It is impossible to know the condition of any item or system that is not viewable; your inspector is not *Superman* and can not see through walls or underground.

Systems and conditions which are not within the scope of the home/building inspection include, but are not limited to: formaldehyde, lead paint, mold, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, floor coverings, landscaping, standing water, trees, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. The water tightness of the roofing system is unknown unless it is viewed while raining and leaks are observed, it is not possible to guarantee that a roof will remain leak free for any period of time. Some roof imperfections are only visible under certain conditions, those conditions might not be present at the time of the inspection. Although the inspector may note that mold was or is present no testing of the substance was performed. If any mold/fungi/mildew is viewed it is advisable to contact a contractor who specializes in mold abatement. Trace Inspections, LLC does not test or inspect for mold or any environmental concern. PRODUCT RECALLS ARE NOT PART OF THIS INSPECTION, due to the nature, quantity and frequency of them.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

All homes in Middle Tennessee should be tested for Radon per EPA guidelines for at risk areas

YES I want a Radon Test

NO I do not want a Radon Test

Under Tennessee State Law the following items are not part of this inspection and must be listed in this state required agreement: Lead-based paint; Radon; Asbestos; Cockroaches; Rodents; Pesticides; Treated lumber; Fungus; Mercury; Carbon monoxide or other environmental hazards. Wood destroying insects or organisms are not inspected for or part of this report. Subterranean systems or system components (operational or non-operational including Sewage disposal; Water supply or Fuel storage or delivery are not part of this inspection or report.

Trace Inspections, LLC certifies that their inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding arbitration to the Construction Arbitration Services (CAS) or other Arbitration/Mediation service in accordance with its rules then pertaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency. This inspection and report is only for the use of the Client. 3rd party use is not allowed and is prohibited and protected under USA Copyright laws.

By initialing this box I give my permission for this inspection report to be given to my agent, Realtor or whoever I decide needs to have a copy..

The customer requests the visual inspection of the readily accessible areas of the structure. This inspection is limited to visual observation existing at the time of the inspection. Latent, hidden, concealed defects or items not readily accessible are not covered or inspected. The customer agrees and understands that the maximum liability incurred by The Inspector/The Company for errors and omissions in the inspection shall be limited to the amount of the fee paid for the inspection plus \$500. All other issues will be governed by the Tennessee Board of Home Inspectors license regulation law. If this is a joint purchase, signer represents actual authority to sign for both parties.

Type of Service: General Home Inspection: _____ Ancillary Service: _____

Radon Test (CRM) _____ Test start date/time _____ Test end date/time _____

Inspection Fee \$ _____ **Radon Test \$** _____ **Ancillary service fees \$** _____

Total Fee \$ _____

Paid: _____ Check#: _____ M/C _____ Visa _____ Security Code _____

Credit Card #: _____ Exp. Date: _____

Signature of client: _____ **Date:** _____

Trace Inspections, LLC
Return agreement via USPS: PO Box 2076, Spring Hill TN 37174-2076
Return agreement via FAX: 615-302-0863
Return agreement via Email to: scott@traceinspections.com

Scott L. Patterson, Inspector
Tennessee Home Inspector License #17
615-302-1113

Where credit has been extended to the client, the client agrees to pay the stated fee for the services performed and any fees that may be required for collections. This inspection is made with the express agreement that by accepting the report and paying the inspection fee, the client understands and agrees to the conditions, limitations and terms of this contract.