Inspection Report

SAMPLE REPORT

Property Address:
SAMPLE REPORT
Blaine MN

Table of Contents

Date: 4/27/2020	**Time:** 11:00 AM	**Report ID:** 20200427-3312-W-2nd-Ave-N
Property: SAMPLE REPORT Blaine MN	**Customer:** SAMPLE REPORT	**Real Estate Professional:**

Comment Key or Definitions

PLEASE READ THIS AGREEMENT CAREFULLY. THIS IS A LEGALLY BINDING CONTRACT BETWEEN CLOSER LOOK HOME INSPECTORS, LLC. AND THE ABOVE STATED CLIENT(S).

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any marginal, unsatisfactory components, or recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Satisfactory (S) = Components are satisfactorily performing its intended function. I visually observed these item(s), component(s) or unit(s) and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear. Item is typical for age.

Marginal (M) = Attention should be given. These item(s), component(s) or unit(s) need routine maintenance that is important for every home's upkeep. Continuing to check up on the exterior, appliances, heating and cooling, plumbing, security, and electrical systems will help reduce breakdowns, save money, and keep your home looking and performing in its best condition. A qualified contractor should further evaluate and correct all conditions. These item(s), component(s) or unit(s) may lead to further costly problems if not corrected. Inspector strongly recommends before the end of your inspection deadline to contact qualified contractor(s) to provide cost estimates for corrections, repair or stabilization or further evaluation as needed. Determining the exact cause or future condition goes beyond the scope of a home inspection. A contractor should locate the source of the problem and correct it as needed.

UNSATISFACTORY (UN) = Item is not adequately performing its intended function and/or has an UNSAFE Condition. These item(s), component(s) or unit(s) are not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. You should obtain a cost estimate for correction(s) before the end of your inspection deadline.

Not Applicable (NA) = These item(s), component(s) or unit(s) are not in this home or building.

Not Visible (NV) = Item was not located or was not visible for inspection. A qualified professional or contractor should further evaluate this finding.

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector before the inspection process. An inspection is not technically exhaustive and doe not imply that every defect was found. Latent, concealed, or inaccessible defects and problems are excluded from this inspection. Floor coverings, furniture, and larger and/or fragile personal belongings are not disturbed during the inspection. The equipment and appliances included in this inspection are tested for response to normal controls only, when possible. The equipment and appliances included in this inspection are not dismantled, other than normal service panels which can be freely and easily removed.

The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

Work performed without the required building inspections designed to ensure compliance with applicable safety codes may contain hidden defects and significant safety hazards. Locating hidden defects may require invasive techniques. The application of invasive techniques exceeds the scope of the General Home Inspection. You should ask the seller for documentation showing that work on or in the home was performed with the proper permits and building inspections.

This is not an FHA inspection, however, the inspector will try to make comments on common FHA standards. These standards can often change. An FHA inspector will note any deficiencies in the property that don't meet their minimum standards. Once the flaws or defects are fixed, the FHA loan can go forward. Under contingency clauses in real estate, the seller can make the repairs to bring the property up to standards. Although they're not obligated to, the FHA loan won't go through without the property passing the FHA inspection. I am not able to determine if the future buyer will be an FHA buyer.

This Home Inspection does not address the possible presence of radon gas in the home or the water, lead paint, asbestos, toxic or flammable chemicals, mold or mildew, or other harmful or environmentally unsafe substances. The possible presence of such items should be identified by a specialist in the detection of these substances. An Inspection of private was disposable systems (such as septic systems) are not included in this Home Inspection. Also, this report does not include an inspection for wood-destroying insects and/or pests. Specialists in these fields should be contacted if these Inspections are desired.

The Client agrees that, should Closer Look Home Inspectors, LLC. be found liable for any loss or damages resulting from failure to perform any of the company’s obligations, including but not limited to negligence, breach of contract, or any other legal theory or cause of action, the liability of the Closer Look Home Inspectors, LLC. shall be limited solely and exclusively to the fee paid for The Inspection.

The client agrees that the fee payable to Closer Look Home Inspectors, LLC. for this Inspection is based strictly upon the value of time involved in conducting The Inspection and preparing the Report. The fee is unrelated to the costs of repairing or correcting any defects in the residence. The Client agrees that the fee is to be paid by the agreed time to Closer Look Home Inspectors, LLC. whether or not the subject property is purchased by The Client. Closer Look Home Inspectors, LLC. assumes no liability for the cost of repairing, or replacing any reported or unreported defect or deficiency in the residence, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature. The Inspection and Report are conducted and prepared for the sole, confidential and exclusive use of The Client. The Inspector assumes no liability to third parties in connection with this Inspection and written report.

THE INSPECTION AND REPORT ARE NOT INTENDED, OR TO BE USED, AS A GUARANTEE, WARRANTY, EXPRESSED OR IMPLIED, OR ANY INSURANCE POLICY, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITIONS OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM AND SHOULD NOT BE RELIED UPON AS SUCH. THE INSPECTION AND REPORT ARE ALSO NOT CERTIFICATIONS, NOR IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR USE OF ANY KIND.

Work performed without the required building inspections designed to ensure compliance with applicable safety codes may contain hidden defects and significant safety hazards. Locating hidden defects may require invasive techniques. The application of invasive techniques exceeds the scope of the General Home Inspection. You should ask the seller for documentation showing that work on or in the home was performed with the proper permits and building inspections.

Standards of Practice:
InterNACHI International Association of Certified Home Inspectors

Type of building::
Single Family

Attending the Inspection::
Vacant (inspector only)

Approximate Age:
Over 10 Years

Occupancy::
Occupied- occupants appeared to be in the process of moving

Dog present::
Dog appeared to live on premises, however was not here at time of inspection

Weather during the Inspection::
Cloudy

Ground/Soil surface condition:
Dry

Temperature during inspection::
Over 65 (F) = 18 (C)

Water Quality Test::
No - We do not preform water testing

Radon Test:
No - At this time we do not preform radon testing

Mold Test:
NO

Thermostat Setting on Arrival:
OFF

Thermostat Location:
Main Floor

Furnace/Boiler Setting on Departure:
Returned to default settings, YES

Sewer Scope:
NO - We Do Not Preform Sewer or Plumbing Camera Scope, Recommend Further Evaluation By A Qualfied Plumber

Odor Present at Time of Inspection:
Yes - Unknown, Crawlspace

1. Roof

The inspector shall inspect from ground level or the eaves:

- the roof-covering materials;
- the gutters;
- the downspouts;
- the vents, flashing, skylights, chimney, and other roof penetrations; and
- the general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to:

- walk on any roof surface.
- predict the service life expectancy.
- inspect underground downspout diverter drainage pipes.
- remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
- move insulation.
- inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
- walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
- walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
- perform a water test.
- warrant or certify the roof.
- confirm proper fastening or installation of any roof-covering material.

Styles & Materials

Roof Covering:
Asphalt Shingle

Drainage Stystem:
Gutters and downspouts installed

Viewed Roof From:
Top of ladder
Adjacent windows/decks
From the ground (binoculars)

Roof Covering Age:
Unknown - Further investigation/evaluation needed
Recommend confirming age of roof or obtaining paperwork from seller

Items

1.0 Asphalt Composition Shingle

Comments: Satisfactory

(1) Many different types, brands and models of asphalt composition shingles have been installed over the years, each with specific manufacturer’s installation requirements that may or may not apply to similar-looking shingles made by other manufacturers. In addition, most shingles have underlayment requirements that cannot be visually confirmed once the shingles have been installed, and fasteners that cannot be inspected without breaking the bonds of adhesive strips that are the most important component in shingle resistance to wind damage. For this reason, the Inspector disclaims responsibility for accurate confirmation of proper asphalt shingle installation.

The Inspector’s comments will be based on- and limited to- installation requirements common to many shingle types, brands and models, and other deficiencies that develop with time, exposure to weather and circumstances. Accurate confirmation of a particular shingle roof installation, which requires research that exceeds the scope of the General Home Inspection, will require the services of a qualified roofing contractor.

- Determining remaining lifespan of shingles goes beyond the scope of a home inspection. You may wish to ask seller about age of roof or have a qualified roofing contractor provide remaining life span of roof.
- Areas of the roof were not visible due to height limitations.

(2) At the time of the inspection, asphalt composition shingles covering the roof general deterioration commensurate with the age of the roof.

(3) Inspector observed lifted shingles in localized area. Recommend proper maintenance or further evaluation as needed by a qualified roofing contractor. This is a likely entrance plate for moisture.

1.0 Item 1(Picture) front of home

1.1 Roof Structure Exterior

Comments: Satisfactory

1.2 Roof Flashing

Comments: Marginal

(1) A wall section at the of the home had no kick-out flashing installed where a wall extended past a roof edge. This condition may allow moisture intrusion of the exterior wall covering. The Inspector recommends correction by a qualified contractor to reduce chance of wood rot in nearby areas.

1.2 Item 1(Picture)

(2) Head wall/sidewall counter-flashing was not installed which may increase chance of nearby wooden components to age or deteriorate from high moisture levels. A contractor can provide options and costs for corrections as needed.

1.2 Item 2(Picture) side wall / head wall counter flashing not installed.

1.3 Roof Drainage System

Comments: Satisfactory

Two or more downspouts discharged roof drainage near the foundation.The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation to decrease water and soil movement near the foundation which can lead to fungi growth.

1.4 Exhaust & Combustion Vents

Comments: Satisfactory

1.5 Chimney

Comments: Not Visible

Inspector was not able to fully inspect the chimney and evaluations were completed from the ground level. Further evaluation of chimney and its supporting components should be completed at first opportunity. Inspector disclaims knowledge of the condition of the chimney.

Proper maintenance can significantly increase life span.

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

2. Exterior

The inspector shall inspect:

- the exterior wall-covering materials;
- the eaves, soffits and fascia;
- a representative number of windows;
- all exterior doors;
- flashing and trim;
- adjacent walkways and driveways;
- stairs, steps, stoops, stairways and ramps;
- porches, patios, decks, balconies and carports;
- railings, guards and handrails; and
- vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

The inspector is not required to:

- inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
- inspect items that are not visible or readily accessible from the ground, including window and door flashing.
- inspect or identify geological, geotechnical, hydrological or soil conditions.
- inspect recreational facilities or playground equipment.
- inspect seawalls, break walls or docks.
- inspect erosion-control or earth-stabilization measures.
- inspect for safety-type glass.
- inspect underground utilities.
- inspect underground items.
- inspect sprinkler system
- inspect wells or springs.
- inspect solar, wind or geothermal systems.
- inspect swimming pools or spas.
- inspect wastewater treatment systems, septic systems or cesspools.
- inspect irrigation or sprinkler systems.
- inspect drainfields or dry wells.
- determine the integrity of multiple-pane window glazing or thermal window seals.
    -
    - **The following conditions at the exterior of home should be from her evaluated to ensure proper conditions exist.**

Styles & Materials

Wall Covering:	**Window Material::**	**Exterior Doors:**
Wood	Vinyl	Metal
	Wood	Sliding Glass
Walkway Materials:	**Driveway Material:**	**Appurtenance:**
Concrete	Concrete	Attached Garage
Wood		
Chimney Material::	**Deck Attachment:**	
Flue Pipe	Due to height limitations or barrier installation, the Inspector was unable to view the means of attaching the deck to the home and disclaims responsibility for its inspection.	

Items

2.2 Wood Exterior Wall Covering

Comments: Marginal

(1) No flashing was installed where wood siding ended and a different exterior wall covering material began. This condition may result in moisture intrusion of the wall structure assembly. Damage such as decay of wood structural members may not be visible without invasive measures. The Inspector recommends installation of an appropriate sealant by a qualified contractor.

2.2 Item 1(Picture)

(2) Inspector observed damage to wood exterior siding in areas. Long-term proper maintenance will increase lifespan. Wood rot in areas should be further evaluated/corrected and repaired as needed to reduce chance of moisture entry.

- These areas are likely moisture entrance points.
- Long term proper maintenance may increase life span.

2.3 Exterior Trim, Soffits, and Fascia

Comments: Satisfactory

You should be aware that windows, door openings, and trim be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion. Sealant around exterior trim in areas was cracked/damaged, and needed maintenance to avoid potential moisture intrusion. The Inspector recommends maintenance be performed by a qualified person.

- Cosmetic damages observed in areas around door(s) and trim. Gaps and cracks should be sealed to reduce chance of moisture entry.
- Exterior trim around doors and windows had general wear and tear commence are it with age. Inspector recommends sealant and proper maintenance to increase chance of life span.

2.4 Window Exteriors

Comments: Satisfactory

Inspector observed missing window screens on most exterior windows. Recommend before the end of your inspection deadline to have a qualified person confirm all screens are present and are in good working order. Counting the number of screens vs windows goes beyond the scope of an inspection.

2.5 Driveway

Comments: Satisfactory

Common cracks (¼-inch more) were visible in the driveway, they should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

2.6 Walkways

Comments: Satisfactory

(1) Cracks exceeding ¼ inch should be patched with an appropriate sealant by a qualified person to avoid continued damage to the walkway surface from freezing moisture.

(2) The joint at which concrete walkways met the exterior walls should be maintained. Gaps and cracks should be sealed to reduce chance of further cracking or moisture near the foundation.

2.6 Item 1(Picture)

2.7 General Grounds

Comments: Satisfactory

(1) The ground should slope away from the home a minimum of ¼-inch per foot for a distance of at least six feet from the foundation. The Inspector recommends that area(s) of the home have re-grading to improve drainage near the foundation.

(2) Vegetation/trees were overgrown and needed to be cut back by a qualified person. This is a maintenance issue that will reduce moisture on wall cladding and debris on roof.

2.8 Deck, Balcony, Porch or Carport

Comments: Marginal, Not Visible

(1) Due to height limitations or barrier installation, the Inspector was unable to view the means of attaching the deck (front and rear of home) and disclaims responsibility for its inspection.

- Exterior stairs should be maintenance to increase life span.
- Item 1(Picture) Areas of the deck were in contact with soil at front and rear of home. This condition will result in damage from decay. The inspector recommends correction to extend the service life of this deck.
- Finish coating designed to protect the deck at front and rear of home was not present. Failure to apply a finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the life span of bare wood exposed to weather. Maintenance performed on an appropriate schedule can significantly extend the life span of wood deck components. The Inspector recommends that wood components be re-finished as needed.
- The deck at rear of home showed moderate wear and tear commensurate with age.

2.8 Item 1(Picture) rear of home

(2) The ledger attaching the deck(s) appeared to be inadequately flashed, no flashing was visible. Flashing is designed to protect the wall assembly from moisture intrusion where the attachment of the deck interrupts the home exterior wall

covering material. The Inspector recommends further evaluation by a qualified contractor to ensure proper conditions exist.

2.8 Item 2(Picture) lack of flashing at deck(s)

(3) The deck at front of home had a moderate to advanced wear and tear/wood rot, deterioration. You may wish to obtain a cost estimate for any and all repairs as needed by a qualified professional before the end of your inspection deadline.

- The finishing coat was damaged/missing.
- Wood rot observed in several areas.
- You may wish to install a safety railing, this is not a requirement.
- Inspector observed what appeared to be to deflection, movement of the wood deck components when walked upon, this is indication for their evaluation is needed to determine the extent of wood rot.

2.8 Item 3(Picture)

2.9 Door Exteriors

Comments: Satisfactory

- Replace weather stripping and door sweeps to increase energy efficiency, general maintenance item.
- You should consider replacement or re-keying of locks for added security as desired.
- Item 1(Picture) General wear and tear observed.

2.9 Item 1(Picture)

2.10 Exterior Wall Penetrations

Comments: Satisfactory

Exterior penetrations should be sealed with an appropriate sealant to prevent moisture and insect entry.

- Sealant needed near air conditioner entrance line

2.30 Misc.

Comments: Not Visible

The following items were not inspected and should be further evaluated or Inspector recommends asking seller to confirm their operation.

- Water spigot in garage not inspected due to location.
- Garage heater not inspected. This component goes beyond the scope of a home inspection. Recommend asking seller about its condition and having a qualified HVAC technician service annually as needed.

3. Garage

The inspector shall inspect:

- garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector is not required to:

- inspect or operate equipment housed in the garage, except as otherwise noted.
- verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

Styles & Materials

Garage Door Type:	Vehicle Door Automatic Reverse::
Two Automatic	Photosensor installed too high

Items

3.0 Vehicle Doors

Comments: Marginal

(1) Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door automatic-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

The garage doors had general wear and tear commensurate with age. Some cosmetic damage is observed. This is for your information only.

(2) An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.

3.1 Structural Walls - Interior & Exterior

Comments: Satisfactory

Inspector observed what appeared to be localized area(s) of cracking at the foundation wall, garage, right side and rear of home facing front.

- Inspector recommends proper sealant such as mortar or epoxy to reduce chance to further freeze cracking.
- If cracking continues a qualified contractor should provide options and costs for corrections as needed.
- Extend downspouts 6ft or more to reduce chance of further settlement.
- Downspouts in the area should be extended to reduce chance of further settlement.
- Long term proper maintenance will increase life span.

3.1 Item 1(Picture)

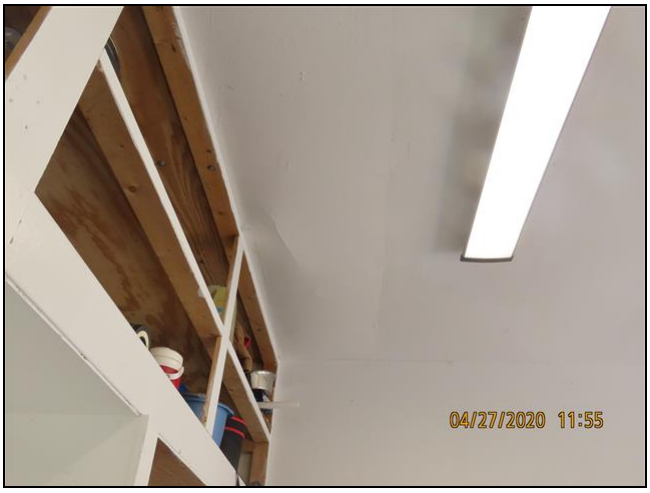
3.1 Item 2(Picture)

3.2 Interior Surfaces - Walls & Ceiling

Comments: Marginal

Garage wall(s)/ceiling exhibited evidence of damages. The moisture meter showed no elevated levels of moisture in the ceiling materials at the time of the inspection, indicating that leakage has not been recent. The source may be an indication of leakage has been corrected or may be intermittent. You should ask the seller about this condition or have a qualified contractor confirm this finding after a heavy rainfall.

- Damage to the garage ceiling and localized area Observed at time of inspection. The FLIR Thermal camera indicated possible missing insulation in this area . You may wish to ask seller about this condition or have a qualified contractor confirm this finding and to ensure proper conditions exist year round.
-



3.2 Item 1(Picture)

3.2 Item 2(Picture)

3.3 Conventional Doors

Comments: Satisfactory

The conventional garage door at right side of home had a gap or crack (exposed area) near the exterior trim that should be maintained to reduce chance of moisture or past entry by a qualified person or professional as needed.

- This is a general maintenance item.

3.4 Floors

Comments: Satisfactory

The drainage floor in the garage is not fully inspected. Buried components go beyond the scope of the home inspection.

3.5 Fire Separation

Comments: Unsatisfactory

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

3.6 Stairs/Steps to Living Space

Comments: Satisfactory

3.12 Attic

Comments: Marginal

Inspector recommends for their evaluation of the attic space above the garage by a qualified contractor to ensure proper conditions exist. Determining future moisture goes beyond the scope of a home inspection.

- Item 1(Picture) Item 4(Picture) Discoloration/staining in areas (appeared more than 15sq ft) - further evaluation needed to ensure dry conditions exist year round.
- Item 2(Picture) Deterioration in attic space in area(s) is indication of possible past/intermittent moisture or high condensation levels.
- Item 3(Picture) - Exposed electrical in 2 areas should be further evaluated by a qualified electrician to ensure proper conditions exist.

3.12 Item 1(Picture)

3.12 Item 2(Picture)

3.12 Item 3(Picture)

3.12 Item 4(Picture)

Garage doors should have the following warning labels:

- A spring warning label attached to the spring assembly
- A general warning label attached to the back of the door panel
- A warning label near the wall control button

Two warning labels attached to the door in the vicinity of the bottom of the bottom corner brackets. Some newer doors have tamper-resistance bottom corner brackets do not require these warnings.

4. Interior

The inspector shall inspect:

- a representative number of doors and windows by opening and closing them;
- floors, walls and ceilings;
- stairs, steps, landings, stairways and ramps;
- railings, guards and handrails; and

The inspector is not required to:

- inspect paint, wallpaper, window treatments or finish treatments.
- inspect floor coverings or carpeting.
- inspect central vacuum systems.
- inspect for safety glazing.
- inspect security systems or components.
- evaluate the fastening of islands, counter-tops, cabinets, sink tops or fixtures.
- move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- move suspended-ceiling tiles.
- inspect or move any household appliances.
- operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- inspect microwave ovens or test leakage from microwave ovens.
- operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- inspect elevators.
- inspect remote controls.
- inspect appliances.
- inspect items not permanently installed.
- discover firewall compromises.
- inspect pools, spas or fountains.
- determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- determine the structural integrity or leakage of pools or spas.

Styles & Materials

Ceiling and Wall Materials:
Gypsum

Interior Doors::
Wood

Floor Covering Materials::
Carpet
Sheet Vinyl
Tile
Modern Hardwood Flooring
Multiple Types of Flooring

Radon::
Not Tested

Smoke/CO Detectors::
Additional smoke detectors recommended

Windows Free of Peeling Paint:
Yes

Windows Free of Moisture/Deterioration:
General wear and tear

Window Glazing::
Double-pane

Windows Free of Moisture/Deterioration or Damage:
General wear and tear

Items

4.0 Smoke Detectors

Comments: Unsatisfactory

Be sure to check smoke alarms for proper function after moving in. You should check the detector indicator lights occasionally to be sure that each detector has power.

Inspector recommends a minimum of one (1) working smoke alarm located on each level of a dwelling as well as located in the vicinity of each sleeping room.

- Smoke detector appeared to have been removed

4.1 Carbon Monoxide Detectors

Comments: Marginal

Be sure to check carbon monoxide alarms for proper function after moving in.

Inspector recommends a working carbon monoxide alarm be located a maximum of 10 ft outside of each sleeping area (room).

- Yellow discoloration is an indication the component may be aged or nearing the end of its useful life span. Recommend replacement as recommended by the manufacture.

4.2 Floors

Comments: Satisfactory

Floors at the interior of the home exhibited general weathering commensurate with its age.

4.3 Walls & Ceilings

Comments: Marginal

(1) Walls in the home showed general minor deterioration commensurate with the age of the home.

- Cracks in areas at interior of home appeared to be the result of long-term settling. Determining future cracking goes beyond the scope of an inspection.
- Light damages observed at master bedroom and upstairs hallway ceiling appear cosmetic.
- Item 1(Picture) upstairs hallway bedroom ceiling - repairs observed in areas, you may wish to ask seller about this finding. The area was dry at time of inspection. Determining future moisture goes beyond the scope of a home inspection.

4.3 Item 1(Picture) upstairs hallway bedroom ceiling

(2) Stains on the ceiling in 7 or more in areas visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. Although this condition indicated that the source of moisture may have been corrected, further examination by a qualified contractor would be required to provide confirmation.

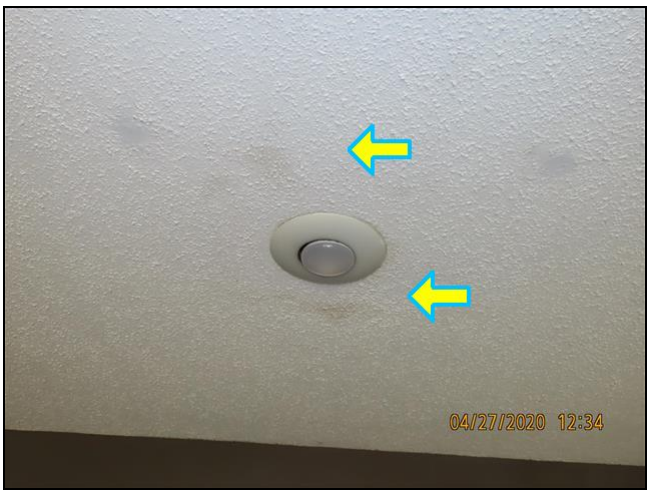
- Item 10(Picture) stain at dining room ceiling - appears to have energy loss in the area. Further evaluation of all moisture stains should be further evaluated.

4.3 Item 2(Picture) stain at ceiling near rear entry (leading to garage), area appeared to have been recently painted

4.3 Item 3(Picture) stain at ceiling near rear entry (leading to garage), in closet

4.3 Item 4(Picture) stain at ceiling, laundry room ceiling

4.3 Item 5(Picture) main floor bathroom ceiling (2 locations)



4.3 Item 6(Picture) kitchen ceiilng

4.3 Item 7(Picture) stain, damage - living room ceiling

4.3 Item 8(Picture) main floor (master bedroom) closet

4.3 Item 9(Picture) upstairs hallway bedroom ceiling

4.3 Item 10(Picture) stain at dining room ceiling

4.4 Miscellaneous Components

Comments: Not Applicable

The home interior showed general to moderate wear and deterioration commensurate with its age. You should obtain cost estimates from qualified professionals for any and all repairs before the end of your inspection deadline.

4.5 Doors

Comments: Satisfactory

Doors in the home showed general minor deterioration commensurate with the age of the home.

4.6 Interior Trim

Comments: Satisfactory

Trim at the interior of the home exhibited general weathering commensurate with its age.

4.8 Stairs

Comments: Unsatisfactory

Missing handrail leading to basement can create a potential fall hazard, especially for the elderly or young children. A handrail should be installed to protect this stairway by a qualified person or professional.

4.8 Item 1(Picture)

5. Structural Components

The inspector shall inspect:

- the foundation;
- the basement;
- the crawlspace; and
- structural components.

The inspector is not required to:

- enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- move stored items or debris.
- operate sump pumps with inaccessible floats.
- identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- provide any engineering or architectural service.
- report on the adequacy of any structural system or component.

Styles & Materials

Foundation Configuration::	Foundation Method/Materials::	Ceiling Structure:
Crawlspace	Concrete Masonry Unit (CMU) foundation walls	Wood
Floor Structure:	**Columns or Piers:**	**Egress Windows:**
Not visible	Wood	No

Items

5.0 Exterior Wall Construction

Comments: Satisfactory

5.1 Floor Structure

Comments: Satisfactory

The home had slightly uneven floor framing not unusual in a home of this age, of this quality, located in this area. However determining exact cause and future movement goes beyond the scope of a home inspection. Further evaluation/confirmation would be needed by a qualified contractor.

5.2 Foundation

Comments: Satisfactory

The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

- Most if not all of the foundation was not visible due to finish belongings.

5.3 General Structure

Comments: Satisfactory

Because the General Home Inspection is a visual inspection, inspection of the basement concrete floor slab, walls and floor structure is limited by the fact that most of these components were hidden beneath floor covering materials or behind finished walls. The Inspectors comments are limited to only those portions of foundation that could be viewed directly.

5.4 Crawlspace

Comments: Marginal

(1) The crawlspace, access located in the garage, did not appear to have a full vapor barrier. Inspector recommends a full vapor barrier near the entrance to reduce chance of moisture or possible harmful gases.

5.4 Item 1(Picture)

(2) Stains on the floor (active in localized areas) in the crawlspace visible at the time of the inspection appeared to be the result of moisture. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair.

5.4 Item 2(Picture)

(3) The Inspector recommends consultation with a qualified contractor to discuss options and costs for further evaluation/correction as needed.

- Insulation at the floor structure in crawlspace appeared to have fallen in areas or was not properly installed. Insulation will increase energy efficiency
- Apparent odor in crawlspace. Possible sources include animal urine, microbial growth, or unknown smell. The source should be located and corrected to ensure healthy living conditions exist.

(4) Inspector observed a vent in the crawlspace that appeared to be connected (in use) with the laundry room. This condition may result in un-favorable conditions such as high moisture level which can lead to microbial growth or moisture damages. Inspector recommends further evaluations to ensure proper conditions exist by a qualified professional or HVAC contractor.

5.4 Item 3(Picture)

5.5 Basement

Comments: Not Applicable

Cracking related to soil/foundation movement indicates the potential for present or future. Determining future cracking or movement goes beyond the scope of an inspection. A qualified contractor should further evaluate any cracks or concerns.

Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.

Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

Work done without a building permit and and the accompanying inspections of structural, plumbing, electrical, and general safety conditions may contain hazardous defects that are not readily visible. You should ask the seller for documentation showing that work in the basement was approved by local building inspectors.

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection for an additional fee.

Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies.

6. Plumbing System

The inspector shall inspect:

- the main water supply shut-off valve;
- the main fuel supply shut-off valve;
- the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- interior water supply, including all fixtures and faucets, by running the water;
- all toilets for proper operation by flushing;
- all sinks, tubs and showers for functional drainage;
- the drain, waste and vent system; and
- drainage sump pumps with accessible floats.

The inspector is not required to:

- light or ignite pilot flames.
- measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
- inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
- determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
- determine the water quality, potability or reliability of the water supply or source.
- open sealed plumbing access panels.
- inspect clothes washing machines or their connections.
- operate any valve.
- test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
- evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
- determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
- determine whether there are sufficient clean-outs for effective cleaning of drains.
    -
    - **Non-permitted plumbing may contain hidden defects. You should ask the seller for documentation showing that plumbing was installed with the necessary permits and inspections.**
- evaluate fuel storage tanks or supply systems.
- inspect wastewater treatment systems.
- inspect water treatment systems or water filters.
- inspect water storage tanks, pressure pumps, or bladder tanks.
- evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
- evaluate or determine the adequacy of combustion air.
- test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
- examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
- determine the existence or condition of polybutylene, polyethylene, or similar plastic piping.
- inspect or test for gas or fuel leaks, or indications thereof.

main water supply

Styles & Materials

Water Supply Source::
Public Water Supply

Main Water Supply Pipe::
Copper

Water Distribution Pipes::
Copper
Mostly Not Visible

Sewage System Type::
Public

Drain Waste and Vent Pipe Materials::
Polyvinyl Chloride (PVC)

Water Heater Fuel Type:
Gas

Mostly Not Visible

Water Heater Manufacturer:
Ruud

Water Heater Tank Capacity:
40 gallons

Sump Pump::
An operable sump pump was installed

Type of Gas::
Natural Gas

Gas Pipe Material::
Black Steel
Mostly Not Visible
Flexible gas tubing

Water Treatment Systems/Filters::
Water Softener (not inspected)

Functional Flow:
All plumbing fixtures had functional flow

Functional Drainage::
All plumbing fixtures appeared to have had functional drainage

Gas Shut off Valve Located & Has Label:
Recommend a qualified person properly tag/label

Water Shut off Valve Located & Has Label:
This componet should be tagged or have a label

Items

6.0 Exterior Plumbing Supply

Comments: Marginal

No backflow anti-siphon device on exterior water spigot(s). Corrections needed by a qualified plumber. This is not a code inspection. You may wish to check with city code to determine if this update/modernization is required.

6.1 Source of Water

Comments: Satisfactory

The main water supply was located in the crawlspace.

6.2 Water Supply, Distribution

Comments: Marginal

(1) Inspector recommends further evaluation by a qualified plumber or professional to ensure proper conditions exist.

- It appears a discharge pipe drains to the crawl space which may create moisture damage.
- Work performed by persons on familiar with standards of practice may contain hidden defects.

6.2 Item 1(Picture)

(2) Inspector observed two or more localized area(s) of corrosion at copper pipe. Failure to replace the corroded component(s) may result in failure that can cause water damage. Monitor the pipes on a regular basis to prevent future damage from active leaking. To avoid problems in the future you may wish to have the corroded sections replaced by a qualified contractor.

6.2 Item 2(Picture) crawlspace

6.2 Item 3(Picture) laundry room

6.2 Item 4(Picture) upstairs bathroom (under sink)

6.2 Item 5(Picture) corrosion near water heater

(3) Inspector observed what appeared to be debris in the water supply at upstairs bathroom when the water source was turned on. Determining exact cause goes beyond the scope of a home inspection. A qualified plumber should confirm this finding to ensure proper conditions exist.

6.2 Item 6(Picture) debris in water supply, upstairs bathroom

6.3 Water Heater

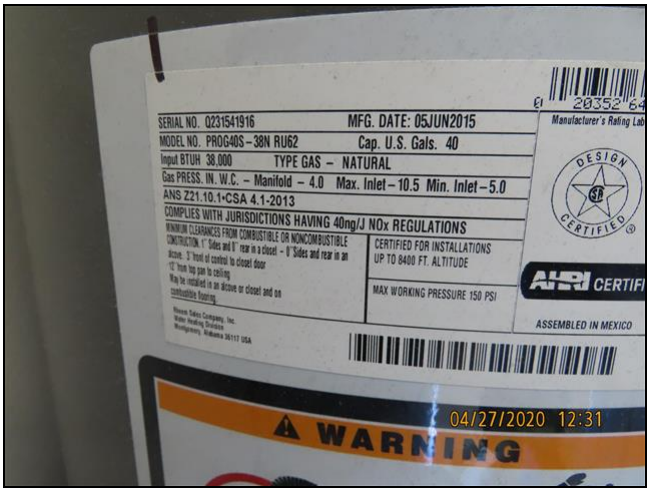
Comments: Marginal

The EPA (Environmental Protection Agency) recommends setting your water heater at 120 degrees to prevent burns.

- Current water temp 130F - Reduce to 120F

- Water heater Manufacture date: 2015
- Further evaluation of the TPR valve is strongly recommended to ensure proper conditions exist.

Water heaters can be expected to last as long as the listed warranty.



6.3 Item 1(Picture)

6.3 Item 2(Picture)

6.4 Sump Pump

Comments: Satisfactory

The home had a sump pump installed in a pit in the basement floor. Sump pumps are installed to prevent rising groundwater from entering the home. Sump pumps should be tested on an annual basis to ensure that they are in working order. Pumps have a filter that should be cleaned during routine maintenance. The inspector recommends that the sump pump be serviced annually to ensure that it is operable when it is needed.

6.5 Water Treatment Systems

Comments: Satisfactory

We do not inspect water treatment systems or water softeners.

6.7 Sewage and DWV Systems

Comments: Not Visible

Inspector strongly recommends before the end of your inspection deadline to have a qualified plumber provide a sewer scope of the homes waste system (from home to road) to ensure this system is in proper working order. This system was not inspected and inspector disclaims knowledge. You should ask your insurance agent for costs to ensure the sewer line. You may wish to have it scoped to ensure its condition before the end of your inspection deadline.

6.16 Radon Mitigation System

Comments: Not Applicable

The home is located in an area known to produce radon. This home had no radon mitigation system installed. Radon is an odorless invisible radioactive gas which the EPA calls the second-leading cause of lung cancer in the U.S. The general area in which this home is located is known have potentially high levels of radon, although radon is very site-specific. Consider having a radon test performed to gain an understanding of average radon levels in the home. Measurement should be performed by qualified personnel familiar with radon testing protocols for real estate transactions.

A plumbing permit is generally required for replacing water heaters and underground piping, alter piping inside a wall or ceiling, or beneath a floor, and for plumbing in all new installations. Emergency repair, alteration, or replacement of freeze-damaged or leaking concealed piping, if new piping exceeds 5 feet.

7. Electrical System

The inspector shall inspect:

- the service drop;
- the overhead service conductors and attachment point;
- the service head, goose neck and drip loops;
- the service mast, service conduit and raceway;
- the electric meter and base;
- service-entrance conductors;
- the main service disconnect;
- panel boards and over-current protection devices (circuit breakers and fuses);
- service grounding and bonding;
- a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
- all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- for the presence of smoke and carbon-monoxide detectors.

The inspector is not required to:

-
- insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
- operate electrical systems that are shut down.
- remove panel board cabinet covers or dead fronts.
- operate or re-set over-current protection devices or overload devices.
- operate or test smoke or carbon-monoxide detectors or alarms.
- inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- inspect ancillary wiring or remote-control devices.
- activate any electrical systems or branch circuits that are not energized.
- inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- verify the service ground.
- inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photo voltaic solar collectors, or battery or electrical storage facility.
- inspect spark or lightning arrestors.
- inspect or test de-icing equipment.
- conduct voltage-drop calculations.
- determine the accuracy of labeling.
- inspect exterior lighting.

What is the difference between GFCI and AFCI?

- The AFCI (Arc Fault Circuit Interrupter) protects against fires caused by arcing faults. ... The GFCI (Ground Fault Circuit Interrupter) is designed to protect people from severe or fatal electric shocks. A ground fault is an unintentional electric path diverting current to ground.

The inspector shall inspect:

- the service drop;
- the overhead service conductors and attachment point;
- the service head, goose neck and drip loops;
- the service mast, service conduit and raceway;
- the electric meter and base;
- service-entrance conductors;
- the main service disconnect;
- panel boards and over-current protection devices (circuit breakers and fuses);
- service grounding and bonding;
- a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
- all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
- for the presence of smoke and carbon-monoxide detectors.

The inspector is not required to:

-
- insert any tool, probe or device into the main panel board, sub-panels, distribution panel boards, or electrical fixtures.
- operate electrical systems that are shut down.
- remove panel board cabinet covers or dead fronts.
- operate or re-set over-current protection devices or overload devices.
- operate or test smoke or carbon-monoxide detectors or alarms.
- inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
- measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
- inspect ancillary wiring or remote-control devices.
- activate any electrical systems or branch circuits that are not energized.
- inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
- verify the service ground.
- inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photo voltaic solar collectors, or battery or electrical storage facility.
- inspect spark or lightning arrestors.
- inspect or test de-icing equipment.
- conduct voltage-drop calculations.
- determine the accuracy of labeling.

inspect exterior lighting.

Styles & Materials

Electrical Service Conductors::
Underground service

Ground Fault Circuit Interruptor (GFCI) Protection::
Partial
Further Evaluation Needed

Arc Fault Circuit Interruptor (AFCI) Protection::
Does Not Appear to have ACFI Protection
Further Evaluation Needed

Service Panel Ampacity::
100 amps

Electrical System Certified within 10 Years or Less:
Not able to determine - No Certification Tag - Further elaluation needed by an electrician

Wiring Methods::
Romex
Mostly Not Visible

Service Panel Manufacturer::
Square D

Service Disconnect Type::
Circuit Breakers

Items

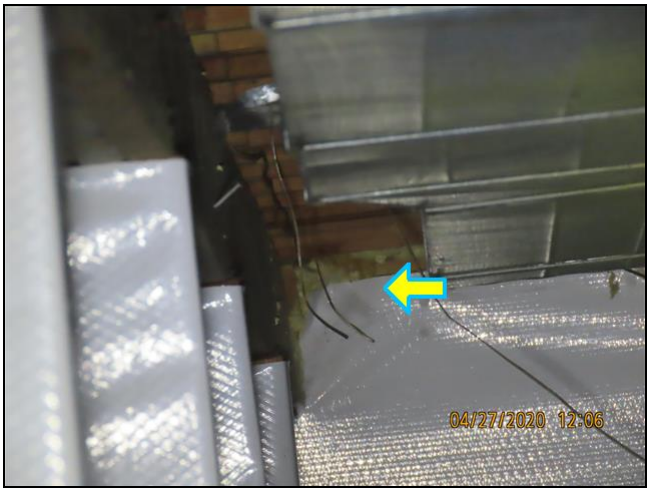
7.0 General Electrical System Condition

Comments: Marginal

The home contained an electrical system which was last inspected more then 10 years ago. While it may technically meet National Electric Code requirements, may not meet modern safety standards.

- Because the NEC never disallows something once it has been approved, older systems that have been installed and maintained correctly are not considered to be defective. Homes are not required to update electrical equipment each time the National Electric Code is updated. This means that often, older systems, though not technically defective, do not meet modern safety standards. Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, the Inspector recommends a comprehensive inspection of the entire electrical system by a qualified electrical contractor.
-

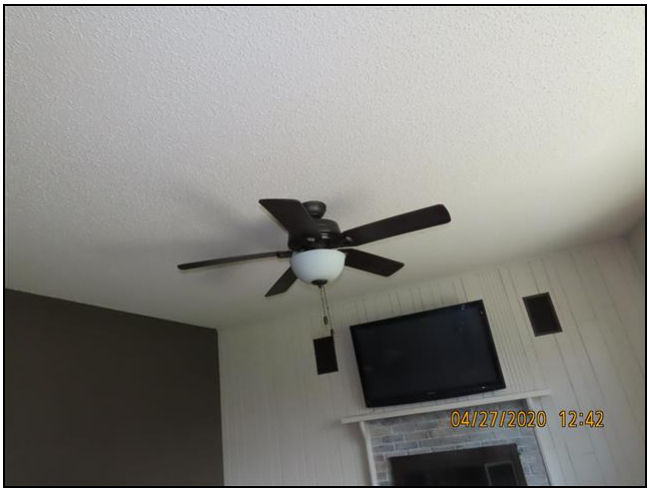
- Inspector was not able to determine when electrical panel was last inspected. There was no electrical certification tag. Further evaluation needed.
- Item 3(Picture) Exposed electrical components should be further evaluated and properly covered.
- Item 4(Picture) main floor living room light, was not responding. This may be related to a 3-way switch or the component may not be functioning as designed. You may wish to ask seller about this finding.
- The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.
- Inspector recommends proper weather covers on exterior lights.
- Item 2(Picture) In the garage, an electrical cord was visible and should be further evaluated to ensure proper conditions exist. You may wish to ask seller about this condition.
- Item 1(Picture) Abandoned electrical component(s) in the crawlspace is indication that for their evaluation is needed by a qualified electrician to ensure proper conditions exist.



7.0 Item 1(Picture) exposed wiring, visible from crawlspace

7.0 Item 2(Picture) garage, extension cord may be used at permanent wiring

7.0 Item 3(Picture) under kitchen sink



7.0 Item 4(Picture) main floor living room light, not responding

7.1 Visible Branch Wiring

Comments: Satisfactory

7.2 Service Panel Cabinet and Cover

Comments: Marginal

The service panel label listed the panel rating at 100 amps which is considered marginal by modern standards. 100 amp services were typically installed before modern appliances were common in homes. Homes with 100 amp services which contain modern electrical appliances such as dishwashers, dryers, ranges, water heaters and air conditioners may have a higher risk of overheating electrical components with the accompanying risk of fire. You may wish to consult with a qualified electrical contractor to discuss the need for and to determine options and prices for upgrading the electrical service.

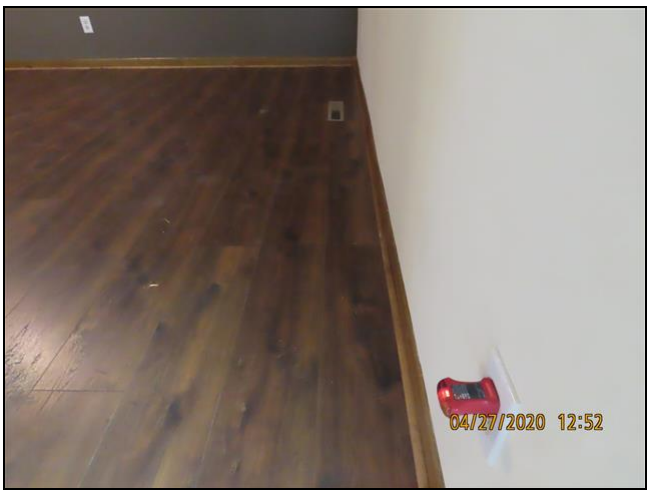
7.3 Conventional Electrical Receptacles

Comments: Marginal

The home contained a partially outdated, ungrounded 2-prong electrical receptacle(s). Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with

a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.

- The home does not appear to have AFCI breakers
- Garage does not appear to have GFCI breakers
- Lack of GFCI at laundry room
- Item 1(Picture) 2-prong outlet(s) in upstairs bedroom
-



7.3 Item 1(Picture)

7.5 Switches

Comments: Satisfactory

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

- Item 1(Picture) master bedroom light switch taped, you may wish to ask seller about this finding.

7.5 Item 1(Picture) master bedroom light switch taped

Over the years, many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. Full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection.

The General Home Inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

8. Heating & Air Conditioning

The inspector shall inspect:

- the heating system, using normal operating controls.
- the cooling system, using normal operating controls.

Heating System: The inspector is not required to:

- inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- inspect fuel tanks or underground or concealed fuel supply systems.
- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- light or ignite pilot flames.
- activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- override electronic thermostats.
- evaluate fuel quality.
- verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling System: The inspector shall report as in need of correction:

- any cooling system that did not operate; and
- if the cooling system was deemed inaccessible.

The inspector is not required to:

- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- inspect portable window units, through-wall units, or electronic air filters.
- operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- examine electrical current, coolant fluids or gases, or coolant leakage.
    -
- **The inspector shall inspect: (if applicable)**
- readily accessible and visible portions of the fireplaces and chimneys;
- lintels above the fireplace openings;
- damper doors by opening and closing them, if readily accessible and manually operable; and
- clean out doors and frames.
-
- **The inspector is not required to:**
- inspect the flue or vent system.
- inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- determine the need for a chimney sweep.
- operate gas fireplace inserts.
- light pilot flames.
- determine the appropriateness of any installation.
- inspect automatic fuel-fed devices.
- inspect combustion and/or make-up air devices.
- inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- ignite or extinguish fires.
- determine the adequacy of drafts or draft characteristics.
- move fireplace inserts, stoves or firebox contents.
- perform a smoke test.
- dismantle or remove any component.
- perform a National Fire Protection Association (NFPA)-style inspection.
- perform a Phase I fireplace and chimney inspection.

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. The general home inspection does not include any type of heating system warranty or guaranty. Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will be referred to a qualified heating, ventilating, and air-conditioning (HVAC) contractor. Inspection of heating systems typically includes (limited) operation and visual inspection of: the heating appliance (confirmation of adequate response to the call for heat); proper heating appliance location; proper or adequate heating system configuration; exterior cabinet condition; fuel supply configuration and condition; combustion exhaust venting; heat distribution components; proper condensation discharge; and temperature/pressure relief valve and discharge pipe (presence, condition, and configuration).

The inspector shall inspect:

- the heating system, using normal operating controls.
- the cooling system, using normal operating controls.

Heating System: The inspector is not required to:

- inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
- inspect fuel tanks or underground or concealed fuel supply systems.
- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- light or ignite pilot flames.
- activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

- override electronic thermostats.
- evaluate fuel quality.
- verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

Cooling System: The inspector shall report as in need of correction:

- any cooling system that did not operate; and
- if the cooling system was deemed inaccessible.

The inspector is not required to:

- determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
- inspect portable window units, through-wall units, or electronic air filters.
- operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- examine electrical current, coolant fluids or gases, or coolant leakage.
  -
- **The inspector shall inspect: (if applicable)**
- readily accessible and visible portions of the fireplaces and chimneys;
- lintels above the fireplace openings;
- damper doors by opening and closing them, if readily accessible and manually operable; and
- clean out doors and frames.
-
- **The inspector is not required to:**
- inspect the flue or vent system.
- inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- determine the need for a chimney sweep.
- operate gas fireplace inserts.
- light pilot flames.
- determine the appropriateness of any installation.
- inspect automatic fuel-fed devices.
- inspect combustion and/or make-up air devices.
- inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- ignite or extinguish fires.
- determine the adequacy of drafts or draft characteristics.
- move fireplace inserts, stoves or firebox contents.
- perform a smoke test.
- dismantle or remove any component.
- perform a National Fire Protection Association (NFPA)-style inspection.
- perform a Phase I fireplace and chimney inspection.

Styles & Materials

Energy Source::
Gas

Heating System Type::
Gas-fired Furnace (high efficiency)

Heating System Brand::
Carrier

Air Filter::
Disposable

Heating/Cooling Ducts::
Not insulated
Mostly Not Vislble

Filter Size::
Adequate

Types of Fireplaces:
Vented Gas Logs

Cooling System Type::
Air Conditioner Unit

Cooling Equipment Energy Source::
Electricity

Cooling System Manufacturer::
Carrier

Items

8.0 Furnace

Comments: Satisfactory

(1) The Inspector specifically disclaims furnace heat exchangers because proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. The Inspector recommends that you have it certified/maintained by a qualified HVAC contractor to ensure the furnace remains in its best working order.

Inspector recommends having a qualified HVAC technician clean furnace and supporting duct work to increase life span of furnace and promote healthy living conditions. General cost is $300-$500 and is considered general maintenance that should be completed ever 2-3 years.

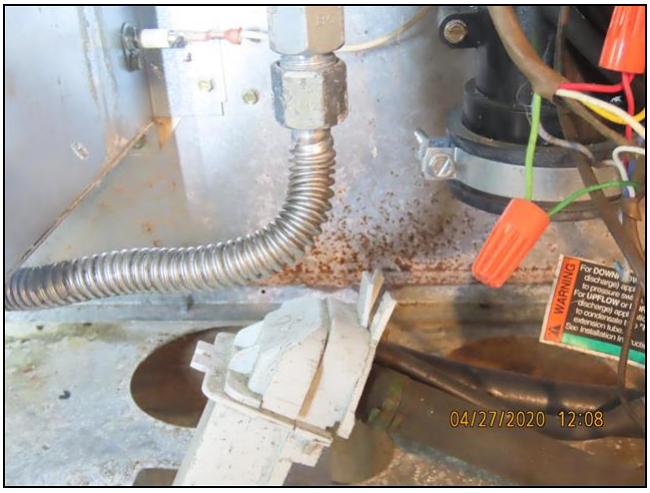
- Determining remaining life span goes beyond the scope of a home inspection.
- The furnace appeared to be working under normal operation at time of inspection (using thermostat)

- You may wish to consider purchasing a home warranty or obtaining information about long term service plans to ensure the furnace remains in its best working order.
- Serial # - 2902A11518
- Model # - 58MVP080-F-1-14

8.0 Item 1(Picture)

(2) Corrosion visible at the furnace is indication that high moisture levels once existed. The area was dry at time of inspection however a qualified HVAC technician should confirm this finding and in sure the source is not intermittent.

- Inspector was not able to determine when the furnace was last serviced.



8.0 Item 2(Picture)

8.1 Fuel, Piping and Support

Comments: Marginal

(1) Humidity levels above 70%RH are known to be optimum conditions for dust mites and mould to grow. The ideal indoor humidity is between 45 to 55%RH and should always be maintained between 40 to 60%RH.

The best way to reducing humidity indoors is with a dehumidifier or a whole-house dehumidifier. However, these methods are fairly easy and use equipment you would already have at home.

Some Options may include:

- Run a dehumidifier

- Avoid activities that add moisture to the air on humid days, such as taking hot showers and boiling water on the stove

- Keeping gutters and downspouts clean, extending downspouts further from the house, watering plants only when needed and sloping soil away from foundations to keep water from pooling

- Line dry clothes outdoors

- Crack a window open

- Install vent fans in kitchen

- Item 1(Picture) Full inspection of the April air system goes beyond the scope of the home inspection. The component did not appear to be properly installed or may be abandoned. You may wish to ask seller about this condition or have a qualified HVAC technician confirm this finding to ensure proper humidity levels exist with in the home.
- Stains at several areas at the interior of home indicate possible high moisture levels. Further evaluation is strongly recommended.

8.1 Item 1(Picture)

(2) Corrosion observed at two or more supporting components of the furnace, (at ductwork in crawlspace). This is indication that high humidity levels may exist. The area was dry at time of inspection however in HVAC technician can confirm this finding and ensure the source of moisture is not intermittent.

8.1 Item 2(Picture) Corrosion at duct work visible from crawlspace

8.2 Thermostat

Comments: Satisfactory

8.3 Filter condition

Comments: Satisfactory

Recommend replacement as needed on a regular schedule as recommended by manufacture of filter. General maintenance item.

8.4 Fireplace

Comments: Satisfactory

The gas fireplace requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

- Recommend service by a qualified contractor on a regular maintenance basis and before your first use. Find a CSIA-certified inspector near you at http://www.csia.org/search
- The fireplace appeared to be in working order using remote control to turn on the gas fireplace.

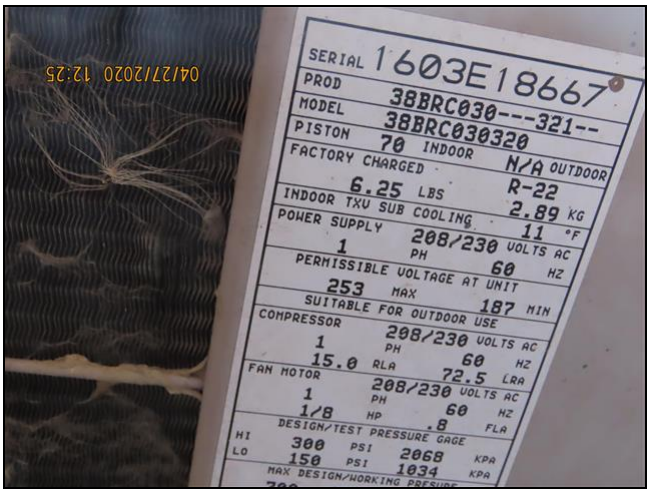
8.4 Item 1(Picture)

8.5 Central Air Conditioner

Comments: Not Visible

(1) Proper evaluation of the air conditioning unit may require invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working order before the end of your inspection deadline.

- Determining remaining life span goes beyond the scope of an inspection.
- You may wish to obtain information about home warranties or long term service plans as desired.
- Inspector is not able to determine if parts will be available if repairs are needed.



8.5 Item 1(Picture)

(2) The air-conditioning system was not tested because the outside temperature was not above 65 degrees F for more than 48 hours. and to test it would risk damaging the coils. The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis.

The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis. You may wish to have this component certified before the end of your inspection deadline.

(3) You may wish to consider purchasing a home warranty or obtaining information on long term service plans as desired.

(4) Airflow to the air-conditioner condenser coils was restricted by debris on the cabinet exterior which may limit their ability to dissipate heat. All debris should be removed in order to maintain cooling system efficiency and avoid problems from overheating of the compressor.

- Algae is an indication of high moisture levels, the source should be located and corrected as needed.

8.5 Item 2(Picture)

Heating system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. For example: identification of cracked heat exchangers requires a contractor evaluation. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

9. Attic

The inspector shall inspect:

- insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- mechanical exhaust systems in the kitchen, bathrooms and laundry area.

The inspector is not required to:

- enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- move, touch or disturb insulation.
- move, touch or disturb vapor retarders.
- break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- identify the composition or R-value of insulation material.
- activate thermostatically operated fans.
- determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- determine the adequacy of ventilation.

Styles & Materials

Attic inspected from::
At Entry
Attic not Inspected (stored items blocked hatch access)

Attic Insulation Material:
Blown-in

Roof Structure Ventilation::
Attic ventilation appeared sufficient
Extra Info : (further evaluation needed at garage attic space)

Roof structure ventilation device type::
Ridge vents
Roof vents

Attic free of debris or personal belongings and was accessible:
Yes

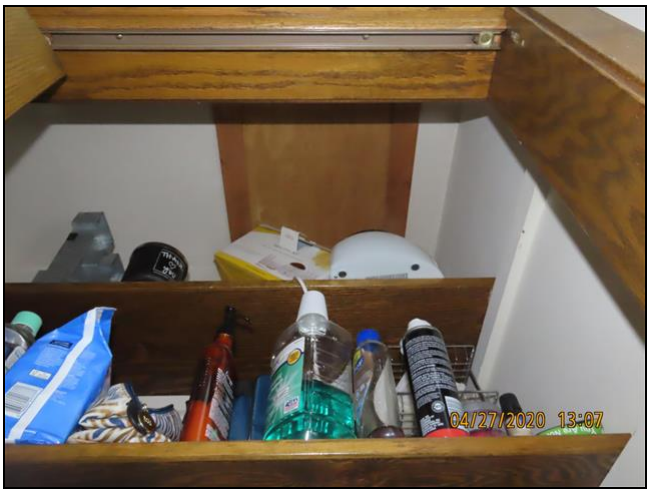
Items

9.0 Attic Access

Comments: Satisfactory, Not Visible

(1) The attic inspection was limited to evaluation from the access hatch. The Inspector disclaims responsibility for inspection of portions of the attic not readily accessible or viewable from the attic access hatch.

(2) One of the attic access hatch's was located in a closet and access was blocked by the occupant's belongings. Moving stored items lies beyond the scope of the General Home Inspection. The Inspector recommends that the attic be inspected after access to the attic entry hatch has been provided.



9.0 Item 1(Picture)

9.1 Roof Framing

Comments: Satisfactory

9.2 Roof Sheathing

Comments: Satisfactory

Roof sheathing had areas of discoloration that appeared to be the result of roof leakage. I am not able to determine if leaks still exist due to lack of rain. Sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected or may be weather related. A qualified contractor should further evaluate and confirm leak has been corrected.

9.3 Roof Structure Ventilation

Comments: Satisfactory

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone. The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eves. Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

- Item 1(Picture) It appeared as if one of the old roof vent(s) had been removed.
- Monitor for frost/moisture on windows during window. If high humidity levels occur steps should be taken for correction.

9.3 Item 1(Picture)

9.3 Item 2(Picture)

9.8 Misc Attic Conditions (leakage, debris, etc.)

Comments: Satisfactory

Attic had localized area of discoloration that appeared to be the result of roof leakage. I am not able to determine if leaks still exist due to lack of rain. Sheathing did not have elevated moisture levels at the time of the inspection. The source of the leak appeared to have been corrected or may be weather related. A qualified contractor should further evaluate and confirm leak has been corrected.

9.8 Item 1(Picture)

9.9 Attic Thermal Envelope

Comments: Satisfactory

To reduce energy consumption and heating/cooling costs and to improve comfort levels, the inspector recommends that additional thermal insulation be added to meet modern standards. A qualified insulation contractor should be able to advise you capably.

10. Bathroom(s)

Inspection of the bathrooms typically includes the following:walls, floors and ceiling; sink (basin, faucet, overflow); cabinets (exteriors, doors, drawers, undersink); toilet/bidet tub and shower (valves, showerhead, walls, enclosure); electrical (outlets, lighting); and room ventilation

Styles & Materials

Bath Vent(s):

Partial

Items

10.0 Bathtub

Comments: Unsatisfactory

Inspector observed what appeared to be an act of we got upstairs bathroom hardware. Inspector recommends correction as needed by a qualified professional or plumber to ensure proper conditions exist.

10.0 Item 1(Picture) upstairs bathroom

10.1 Toilet

Comments: Satisfactory

10.2 Shower

Comments: Satisfactory

10.3 Sink

Comments: Satisfactory

10.4 Cabinets & Countertops

Comments: Satisfactory

Cabinets/counter tops exhibited minor general wear commensurate with the age of the home.

10.5 Mortar/Sealant

Comments: Marginal

In the bathrooms, sealant in areas was old and had sections of sealant were missing or were damaged. This may allow damage from moisture intrusion of the wall assembly. The Inspector recommends correction by a qualified contractor as needed.

10.6 Ventilation

Comments: Marginal

Although the bathroom(s) had window(s), no exhaust fan was installed to exhaust moist air from bathing activities, in 2 locations. This condition is likely to result in excessively high humidity levels during the winter when low outside temperatures make ventilation with an open window uncomfortable. Elevated moisture levels may cause a number of problems. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

11. Kitchen and Built-in Appliances

The inspector is not required to:
- operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

Styles & Materials

Dishwasher::	**Refrigerator::**	**Refrigerator Ice & Water:**
Present, not inspected	Not Inspected	Further Evaluation Needed
Oven/Cooktop:	**Oven/Cooktop Fuel Source:**	**Cabinets::**
Inspected	Gas - Gas line not visible, not inspected.	Wood

Items

11.0 Kitchen Appliances

Comments: Satisfactory

(1) The kitchen appliances showed general wear and tear commensurate with age. I am not able to determine exact remaining life span(s). You may wish to consider purchasing a home warranty or obtaining information on long term service plans as desired.

(2) **Due to covid-19, high traffic area(s) in the kitchen were not fully inspected for safety of the sellers. We strongly recommend asking seller to disclose the working order of the appliances and if any warranty(s) may exist. You may wish to also ask your realtor about options and costs for home warranties.**

11.1 Refrigerator

Comments: Not Visible

Recommend asking seller if the ice and water maker are in working order.

11.3 Garbage Disposal

Comments: Satisfactory

11.4 Dishwasher

Comments: Not Visible

In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

11.5 Cooktop

Comments: Unsatisfactory

The General Home Inspection testing of ovens does not include testing of all oven features.

- The cook top, at kitchen, was not responding as designed. The handles on right side burners where damaged. Further evaluation and correction would be needed by a qualified technician. You may wish to obtain a cost estimate before the end of your inspection deadline.

11.5 Item 1(Picture) two burners not responding, hardware damaged.

11.6 Cabinets and Countertops

Comments: Satisfactory

Cabinets and counters at the interior of the home exhibited general weathering commensurate with its age.

11.7 Built-in Microwave

Comments: Satisfactory

11.8 Sink

Comments: Satisfactory

The inspector is not required to:

operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

12. Laundry Room

A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

Styles & Materials

Laundry Room Appliances::
Dryer
Clothes washer

Dryer Power::
Electric

Dryer Vent::
Not Visible - Not Inspected

Dryer 240-volt electrical receptacle::
Older 3-prong

Laundry Drain Pipe Size:
2"

Items

12.0 Washer and Dryer

Comments: Satisfactory

The washer and dryer were installed at time of inspection. Full inspection of washer and dryer goes beyond the scope of a standard home inspection. You should ask your realtor about home warranties. Inspector disclaims knowledge of their condition(s).

12.1 Receptacles, Switches, Connections

Comments: Satisfactory

12.2 Dryer Venting

Comments: Marginal, Not Visible

(1) A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

(2) Inspector recommends further evaluation of the laundry room dryer vent to ensure proper conditions exist. It appeared as if the vent exhausted into the crawl space which can create high moisture levels and increase chance of microbial growth. All work should be completed by a qualified professional or contractor as needed.

14. Home Warranty Information

Items

14.0 Internachi's Buy Back Guarantee

https://www.nachi.org/buyback/verify/47330-488041P

15. Appliance Life Expectancy in Years

Items

15.0 Approximate Life Span of Component(s)

Keep in mind that the life expectancy listed below is a general guideline only. The make, model and brand and maintenance schedule may alter the overall life span.

Appliance	Life Expectancy in Years
• Air-Conditioner Compressor	12-15
• Asphalt, Wood Shingles/Shakes	15-40
• Asphalt Composition Shingles	15-40
• Asphalt Driveways	8-12
• Baseboard Heating Systems	15-25
• Boilers, Hot-Water or Steam	25-35
• Brick and Concrete Patios	15-25
• Brick and Stone Walls	100+
• Built-Up Roofing, Asphalt	10-26
• Central Air-Conditioning Unit	12-15
• Concrete Block foundations	100+
• Concrete Walks	10-20
• Dishwashers	8-8
• Dryers	8-14
• Electric Ranges	14-18
• Electric Water Heaters	5-12
• Exhaust Fans	5-10
• Faucets	10-15
• Fences	10-15
• Floor Tile	30-40+
• Force-Air Furnaces, Heat Pumps	12-18
• Freezers, Standard	10-20

• Furnaces, Gas and Oil	15-20
• Garage Door Openers	8-12
• Garage Doors	20-25
• Garbage Disposals	8-10
• Gas Ovens	10-18
• Gas Ranges	12-20
• Gas Water Heaters	6-12
• Gravel walk	4-6
• Gutters & Downspouts	25-30
• Furnace Heat Exchanger	10-15
• Humidifiers	5-7
• Microwave Ovens	9-13
• Poured Concrete Foundations	100+
• Pumps, Sump & Well	5-12
• Refrigerators	10-18
• Rooftop Air Conditioners	14-18
• Sheet Metal	20-50
• Siding, Aluminum	20-40
• Siding, Steel	30-50
• Siding, Vinyl	30-45
• Siding, Wood	12-100
• Sinks, China	15-20
• Sinks, Enamel-Coated Cast Iron	20-30
• Sinks, Enamel-Coated Steel	5-10
• Slate Roof Tiles	40-100
• Smoke Detectors	5-10
• Sprinkler Systems	10-14

• Stucco	20-40+
• Swimming Pools	10-20
• Termite-Proofing	5-7
• Trash Compactors	6-10
• Tile	30-40+
• Washers, Clothes	12-16
• Waste Piping, Cast-Iron	50-100
• Window A/C Units	5-8
• Wooden Decks	12-20

16. FLIR Thermal Images

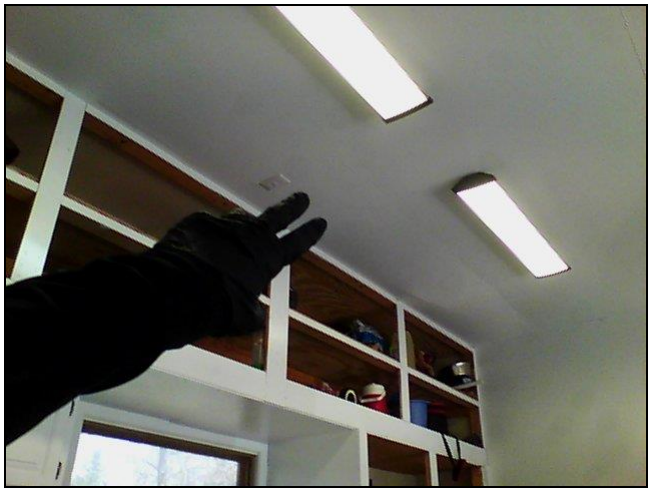
Items

16.0 FLIR Thermal Imaging

Comments: Not Applicable

- Item 3(Picture) - further evaluation of garage ceiling recommended
- Item 11(Picture) - reduce water temperature to 120F
- Item 16(Picture) - main floor bathroom ceiling, stain, dry at time of inspection
- Item 17(Picture) - furnace appears to be in working order at time of inspection.
- Item 22(Picture) kitchen ceiling , stain, dry at time of inspection
- Item 31(Picture) - Thermal tracking (ghosting on walls and ceiling) is a term used to describe the dark streaks that sometimes develop on walls and ceilings (especially along joist or stud lines), around doorways, at the outside corners of rooms, at the location of drywall fasteners, and on the carpeting along baseboards.

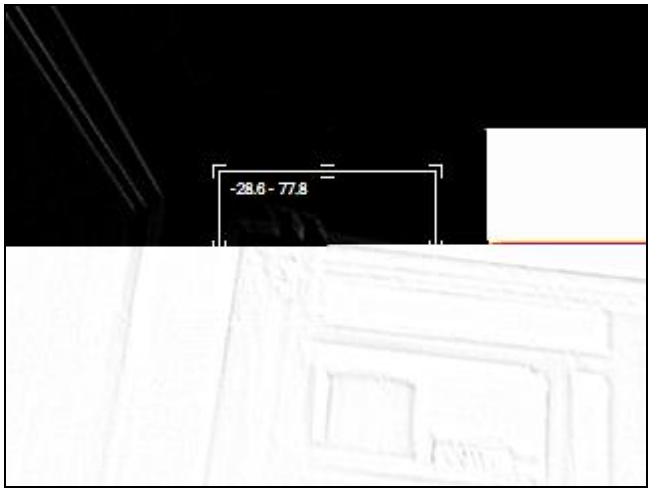
16.0 Item 1(Picture)



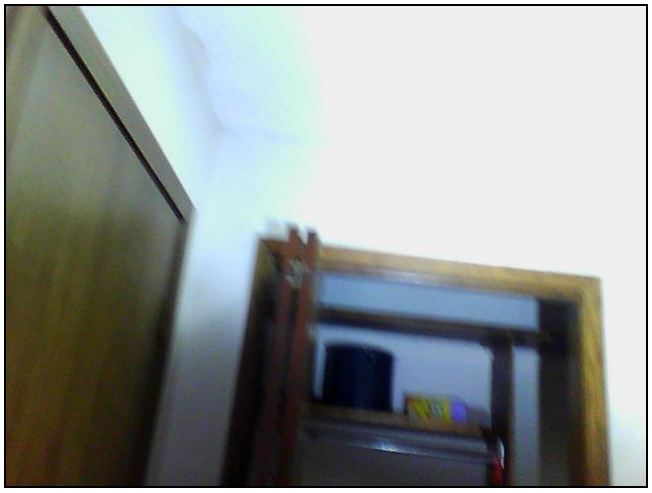
16.0 Item 2(Picture)

16.0 Item 3(Picture)

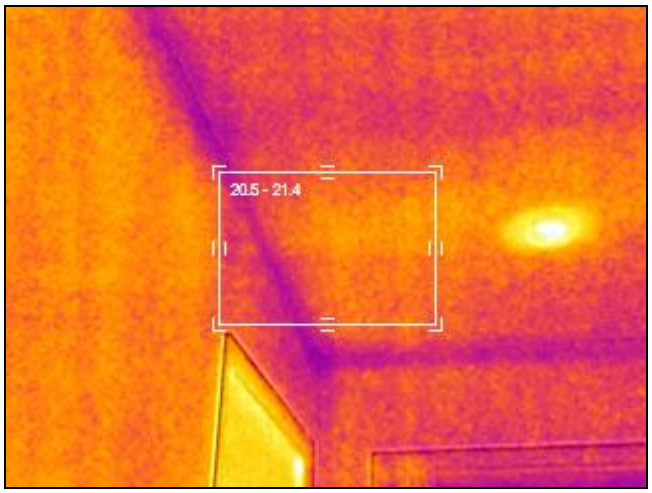
16.0 Item 4(Picture)



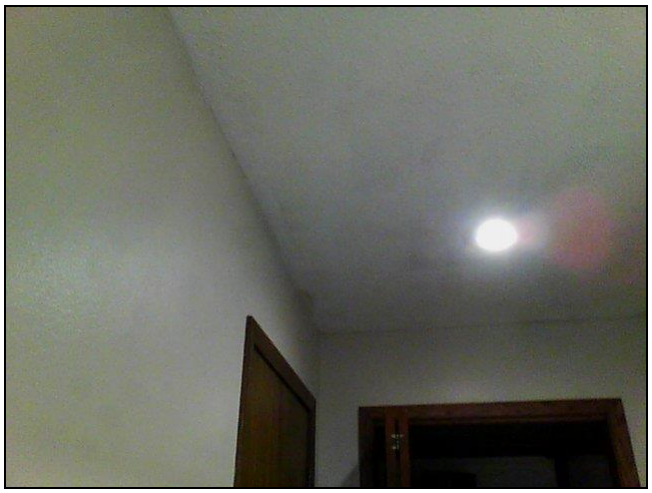
16.0 Item 5(Picture)



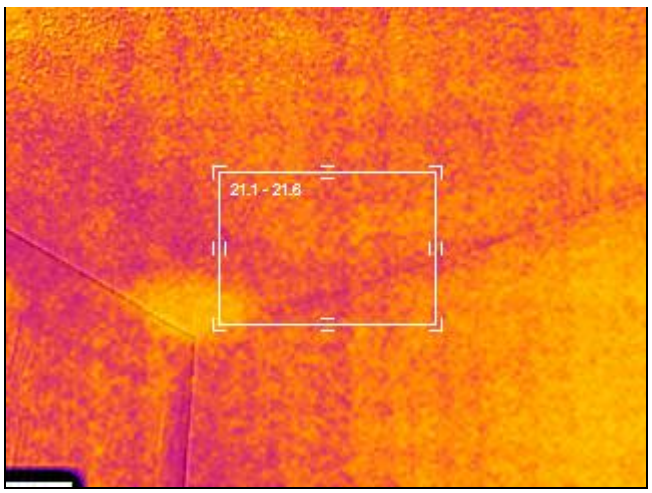
16.0 Item 6(Picture)



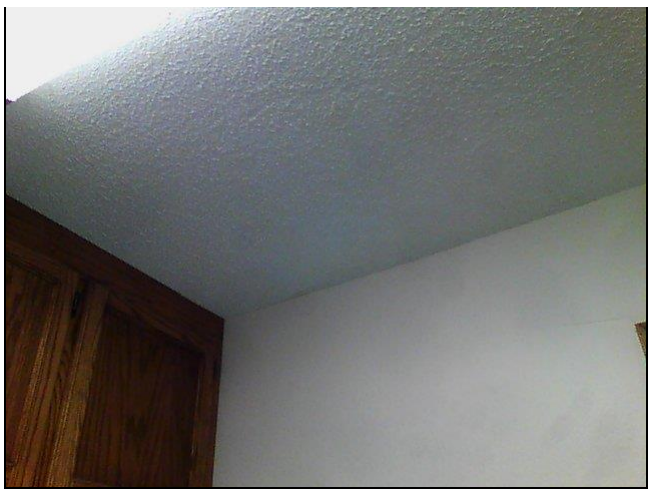
16.0 Item 7(Picture)



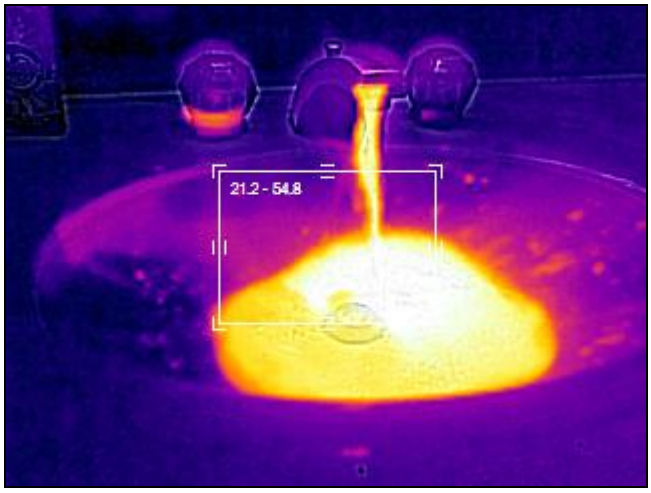
16.0 Item 8(Picture)



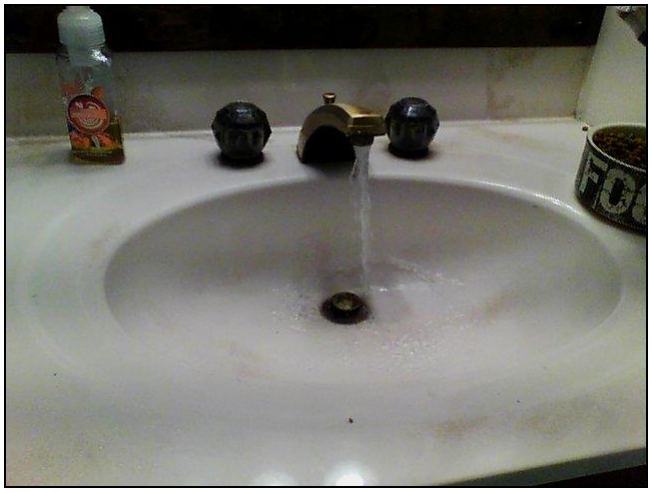
16.0 Item 9(Picture)



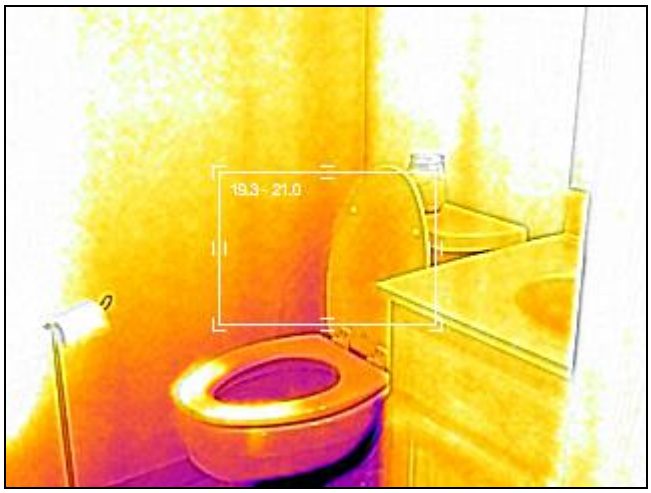
16.0 Item 10(Picture)



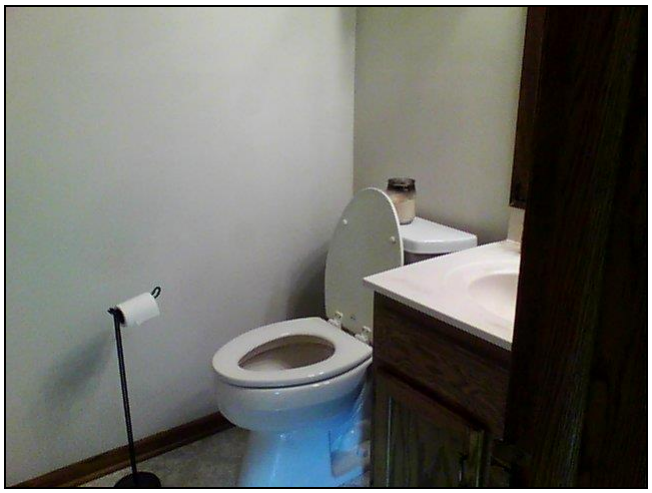
16.0 Item 11(Picture)



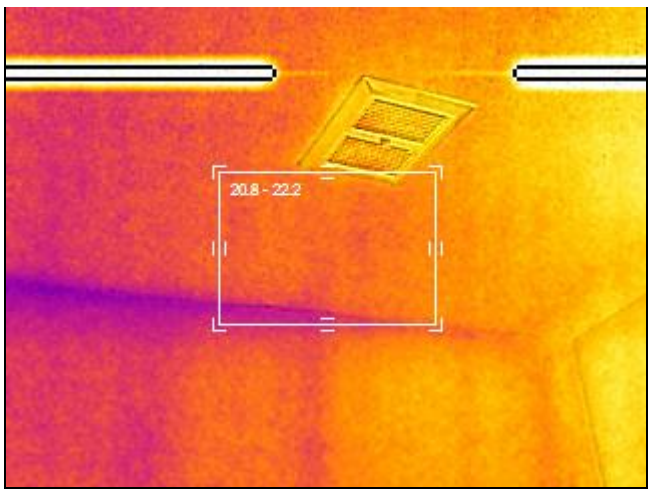
16.0 Item 12(Picture)



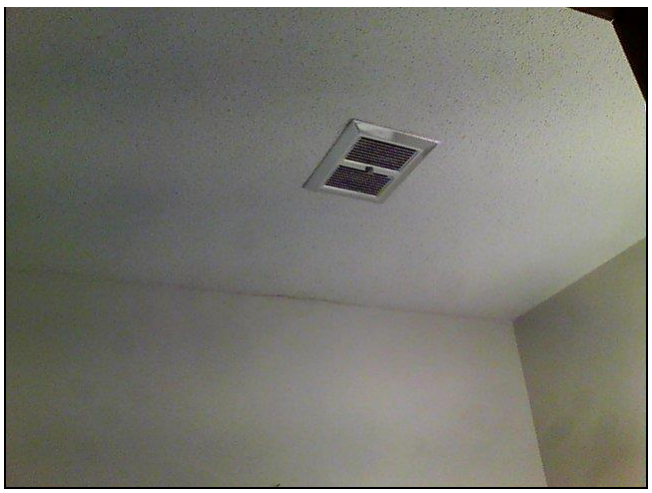
16.0 Item 13(Picture)



16.0 Item 14(Picture)



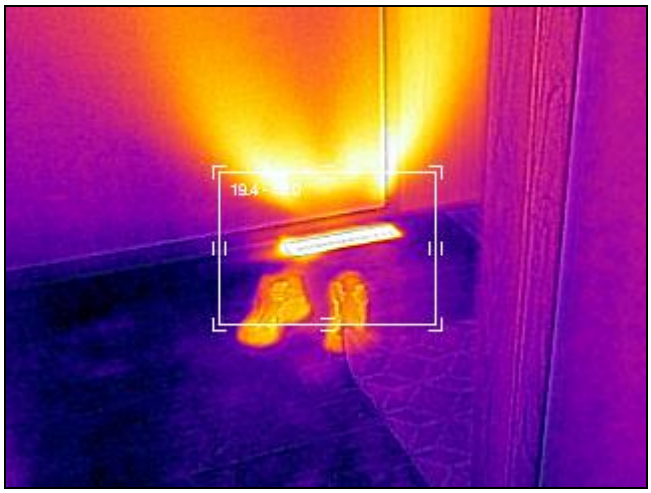
16.0 Item 15(Picture)



16.0 Item 16(Picture)

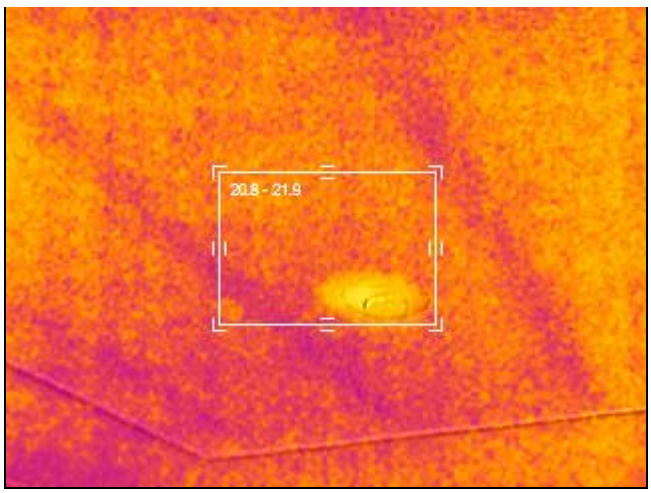
16.0 Item 17(Picture)

16.0 Item 18(Picture)



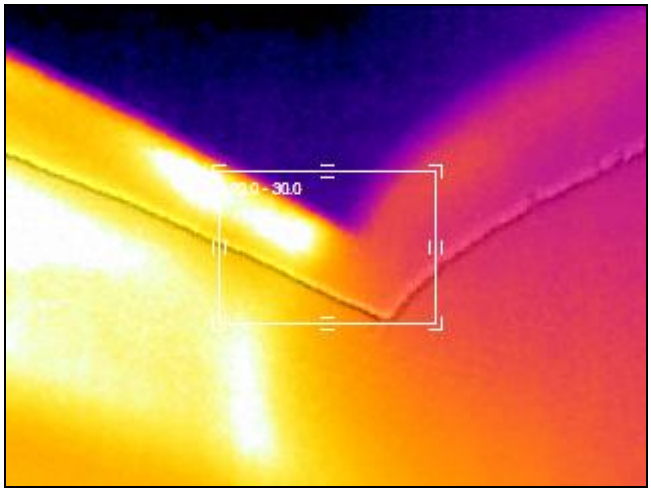
16.0 Item 19(Picture)

16.0 Item 20(Picture)



16.0 Item 21(Picture)

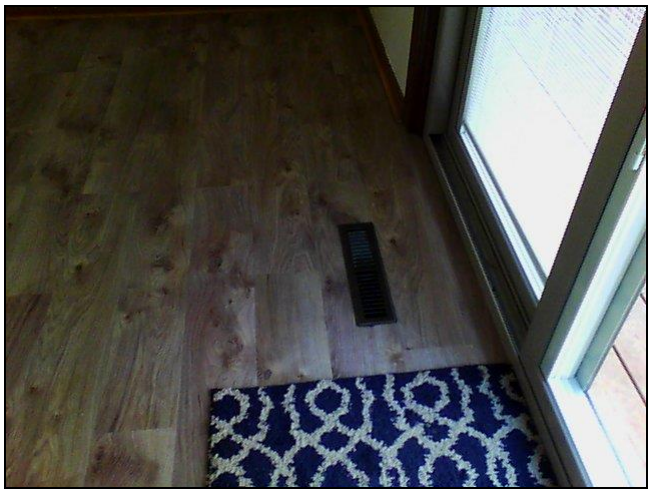
16.0 Item 22(Picture)



16.0 Item 23(Picture)

16.0 Item 24(Picture)

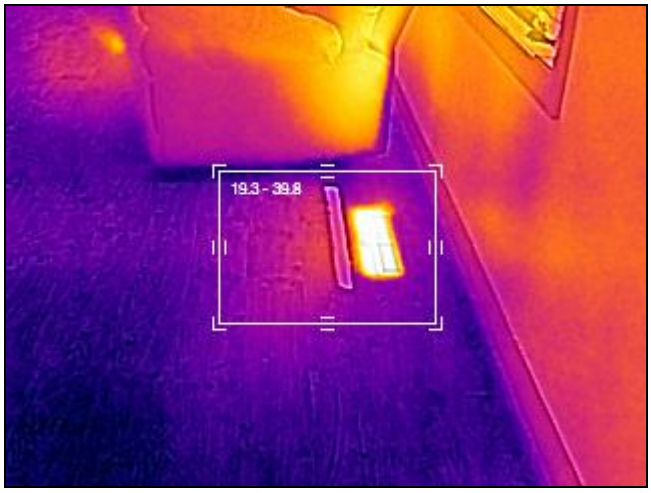
16.0 Item 25(Picture)



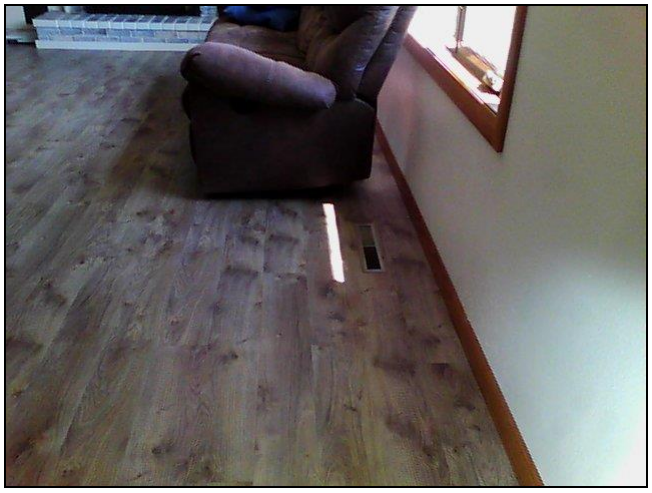
16.0 Item 26(Picture)

16.0 Item 27(Picture)

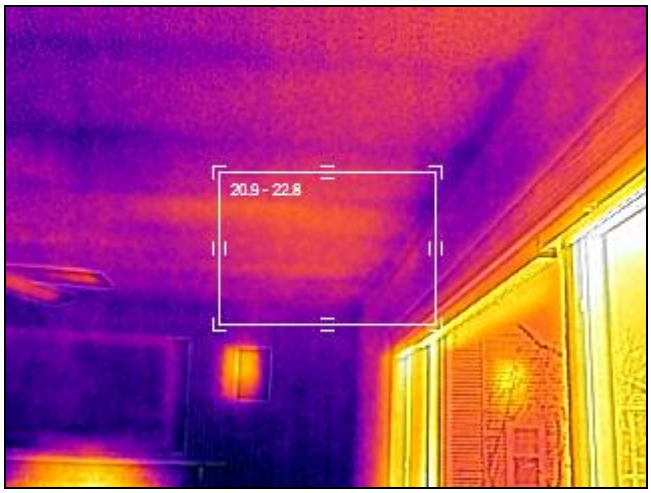
16.0 Item 28(Picture)



16.0 Item 29(Picture)

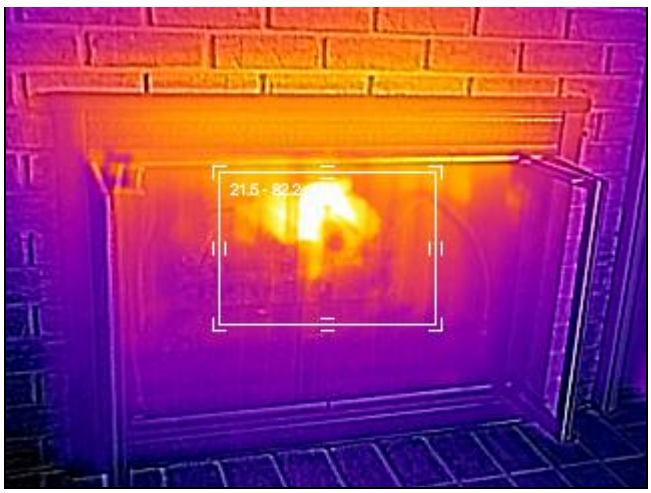


16.0 Item 30(Picture)



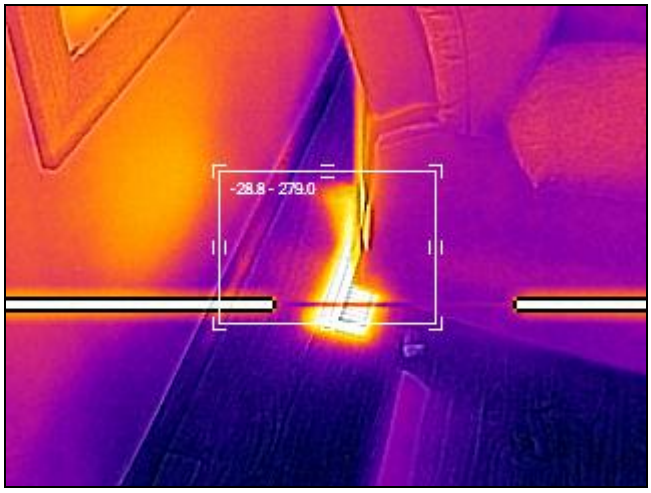
16.0 Item 31(Picture)

16.0 Item 32(Picture)

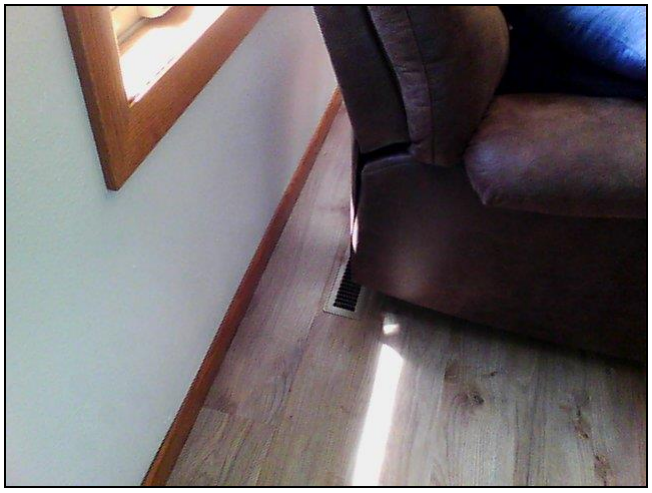


16.0 Item 33(Picture)

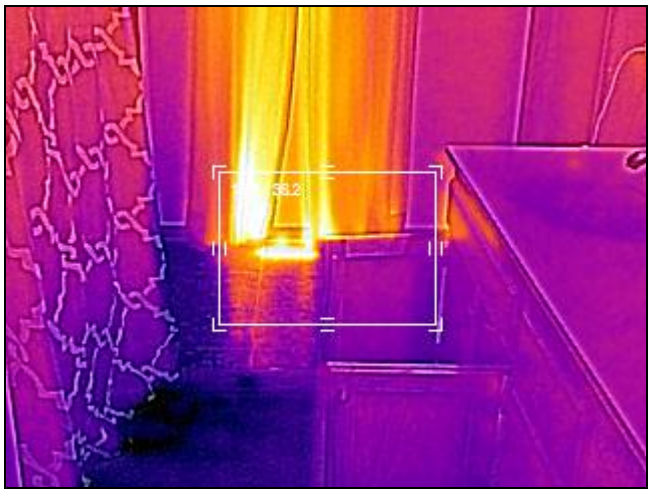
16.0 Item 34(Picture)



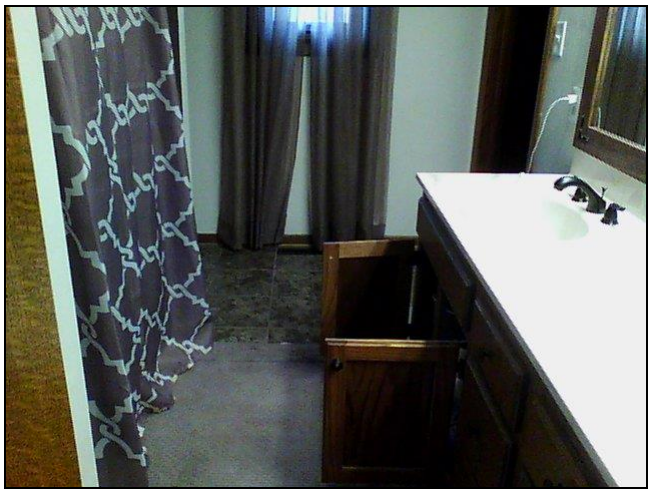
16.0 Item 35(Picture)



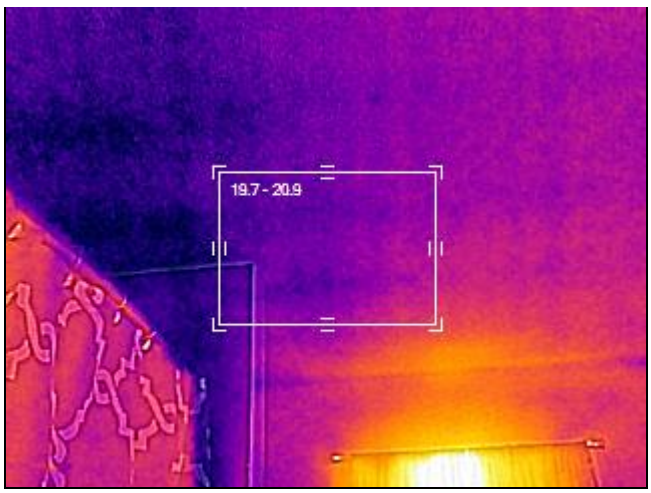
16.0 Item 36(Picture)



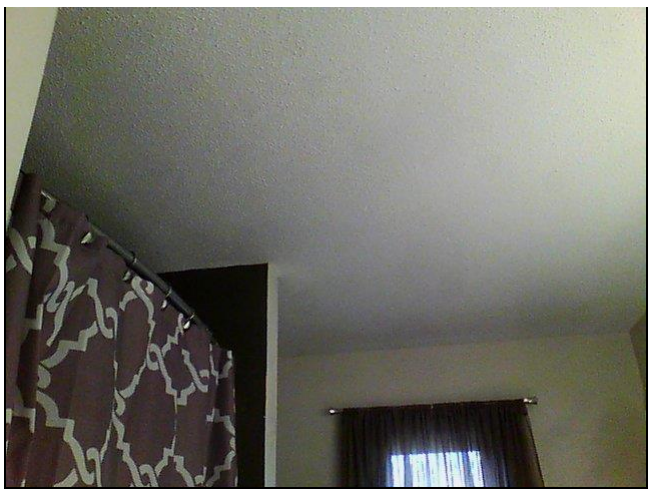
16.0 Item 37(Picture)



16.0 Item 38(Picture)

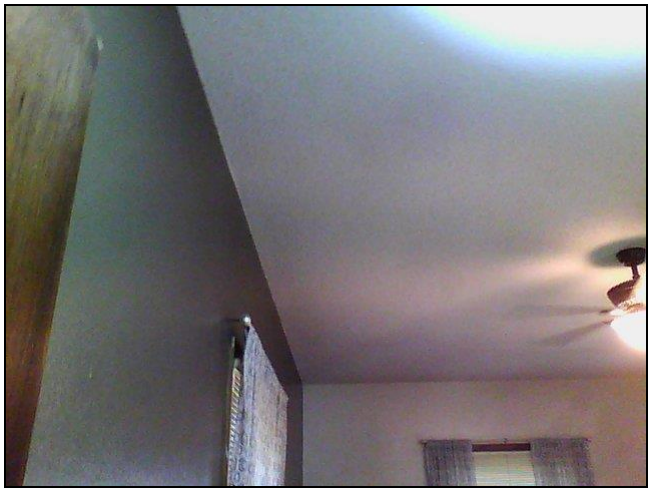


16.0 Item 39(Picture)

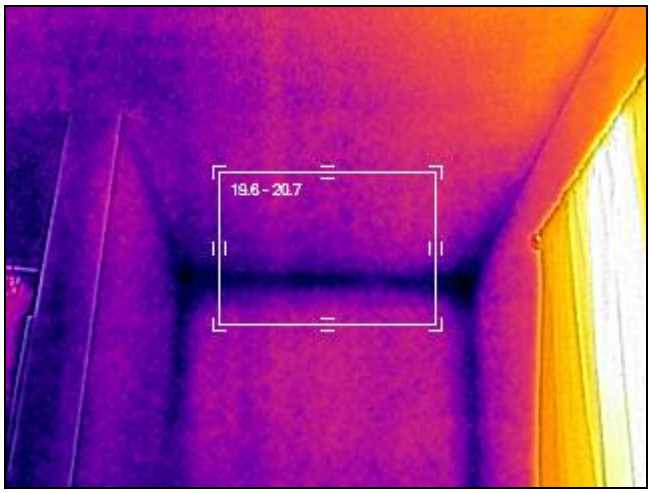


16.0 Item 40(Picture)

16.0 Item 41(Picture)

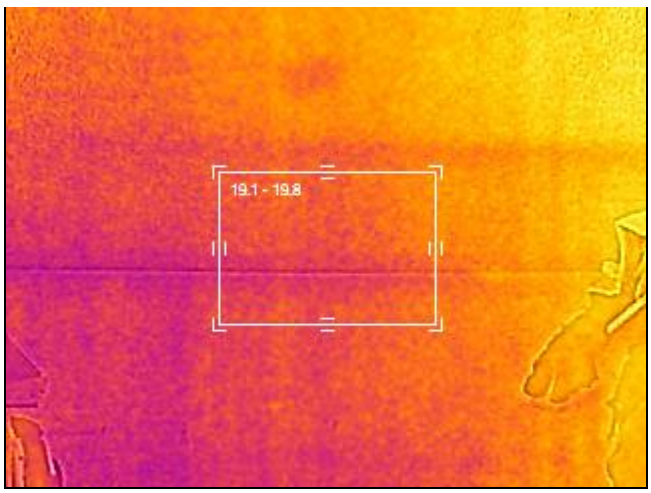


16.0 Item 42(Picture)



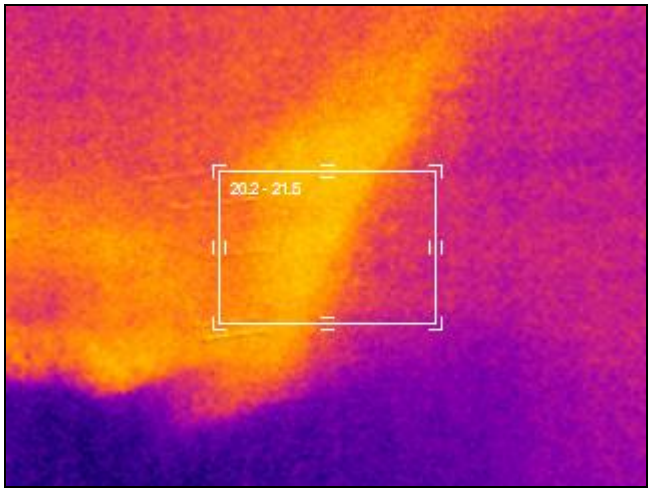
16.0 Item 43(Picture)

16.0 Item 44(Picture)



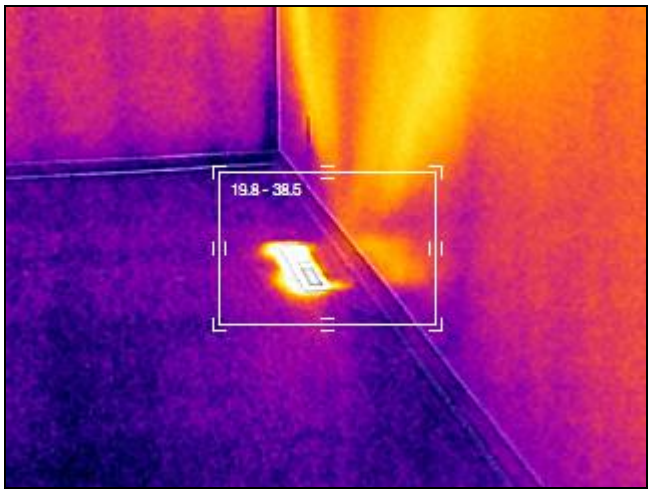
16.0 Item 45(Picture)

16.0 Item 46(Picture)

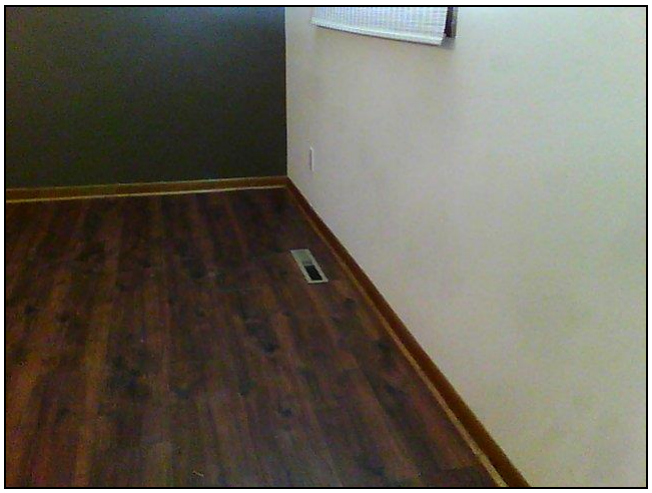


16.0 Item 47(Picture)

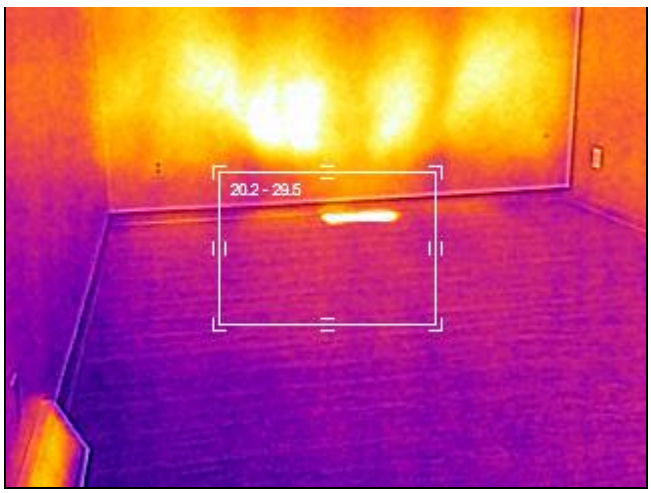
16.0 Item 48(Picture)



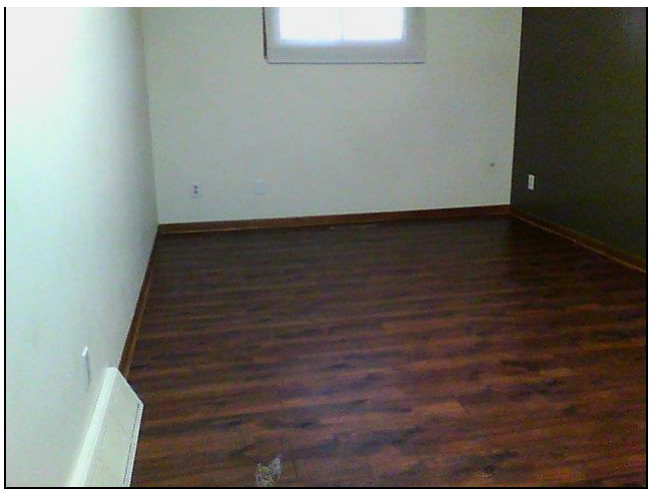
16.0 Item 49(Picture)



16.0 Item 50(Picture)



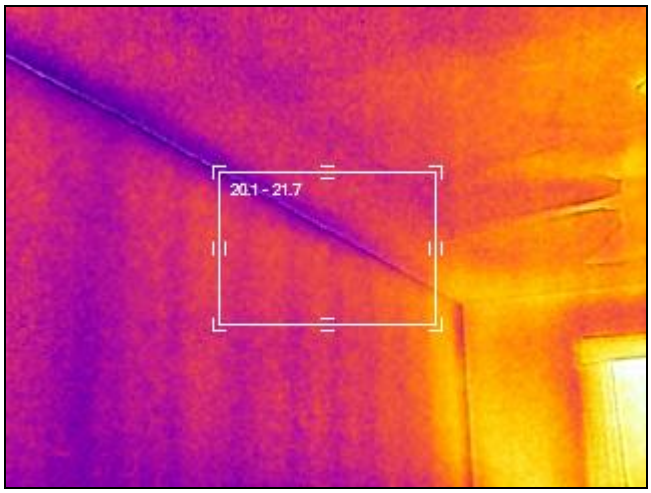
16.0 Item 51(Picture)



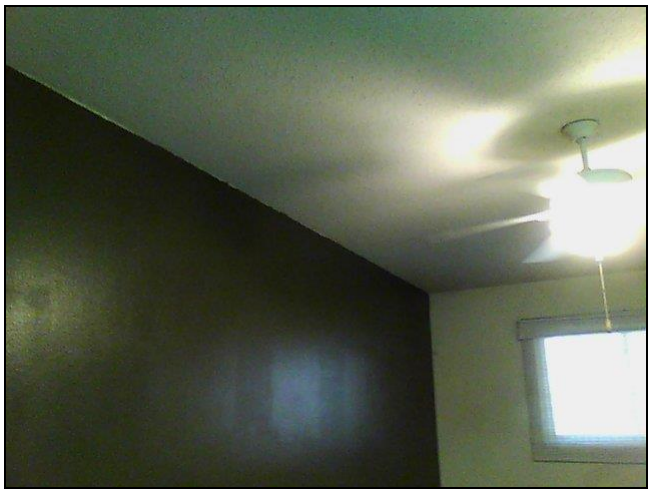
16.0 Item 52(Picture)

16.0 Item 53(Picture)

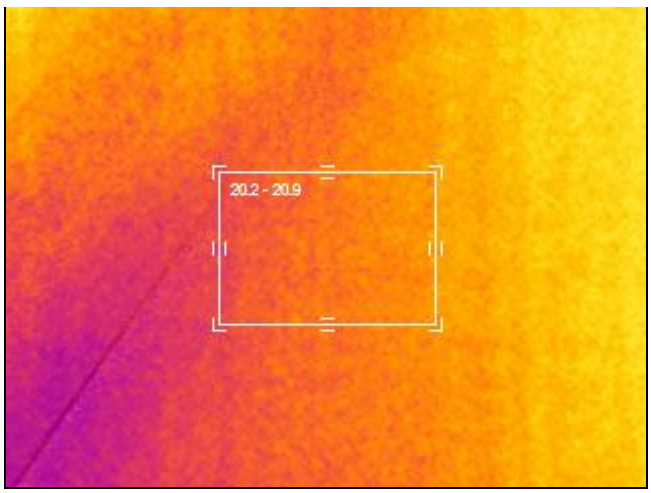
16.0 Item 54(Picture)



16.0 Item 55(Picture)

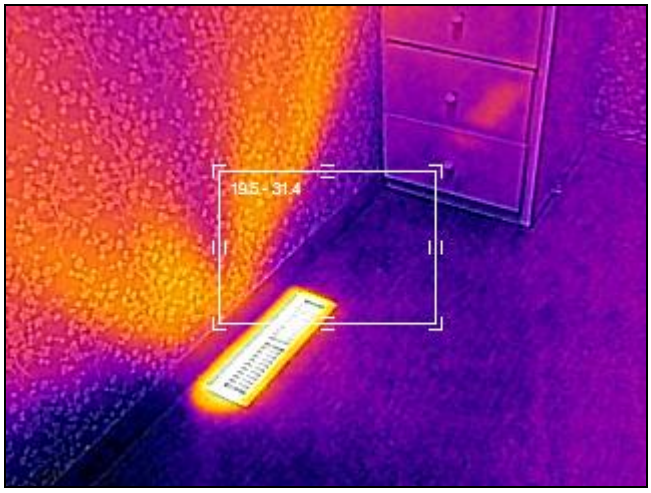


16.0 Item 56(Picture)



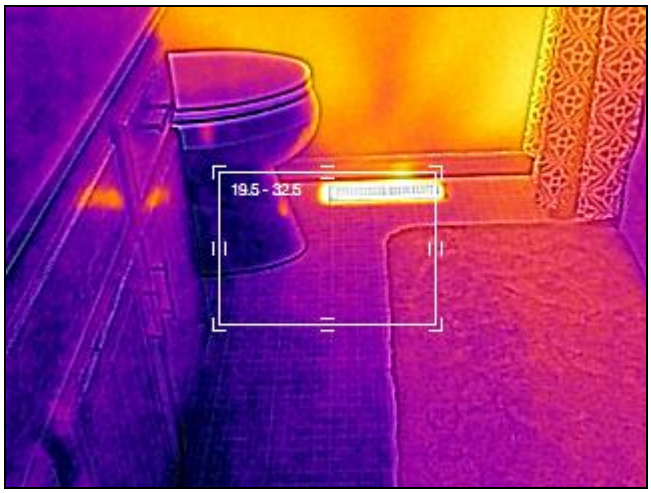
16.0 Item 57(Picture)

16.0 Item 58(Picture)

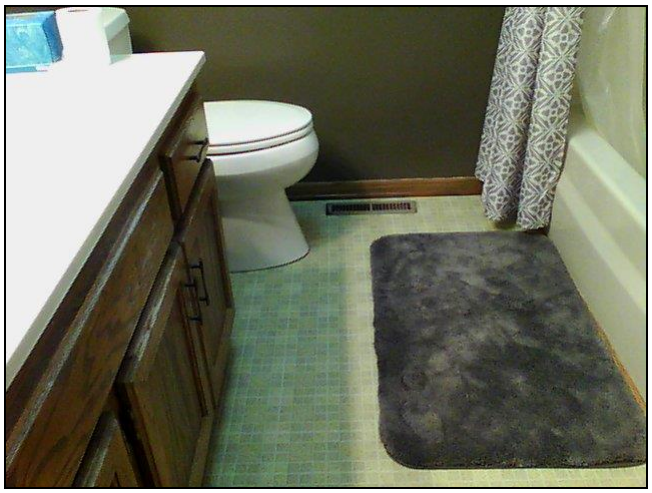


16.0 Item 59(Picture)

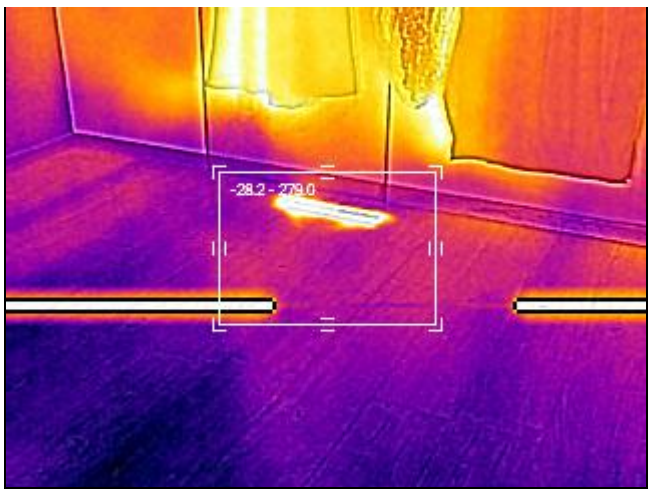
16.0 Item 60(Picture)



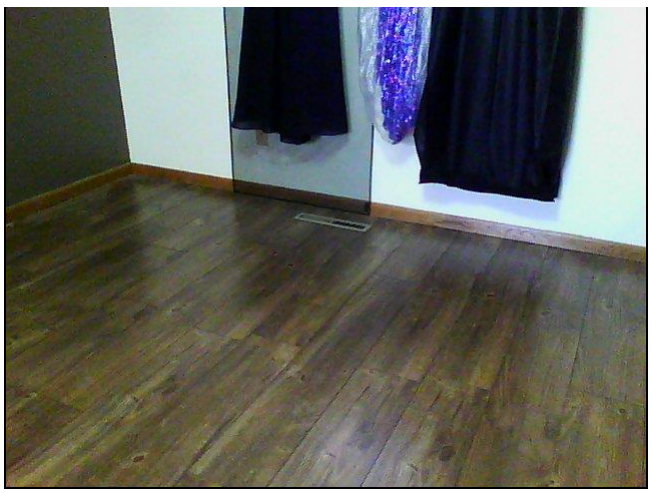
16.0 Item 61(Picture)



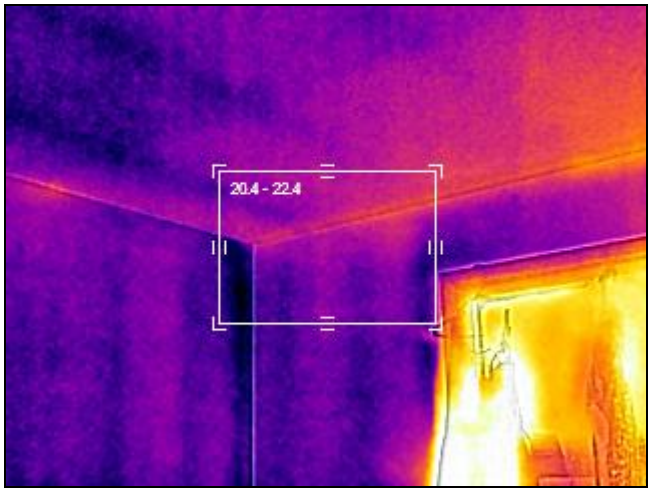
16.0 Item 62(Picture)



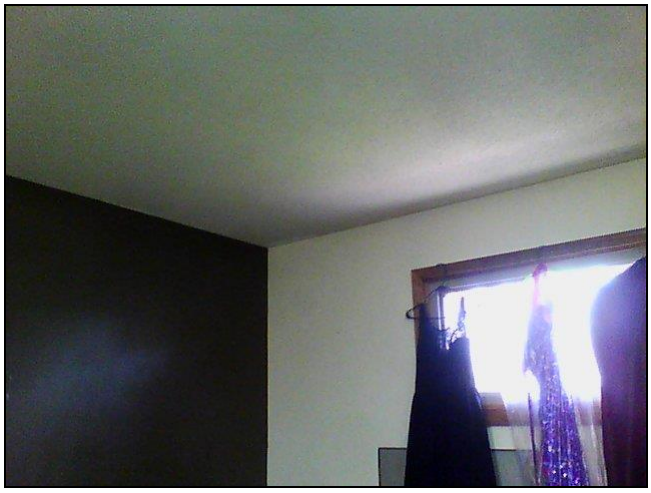
16.0 Item 63(Picture)



16.0 Item 64(Picture)

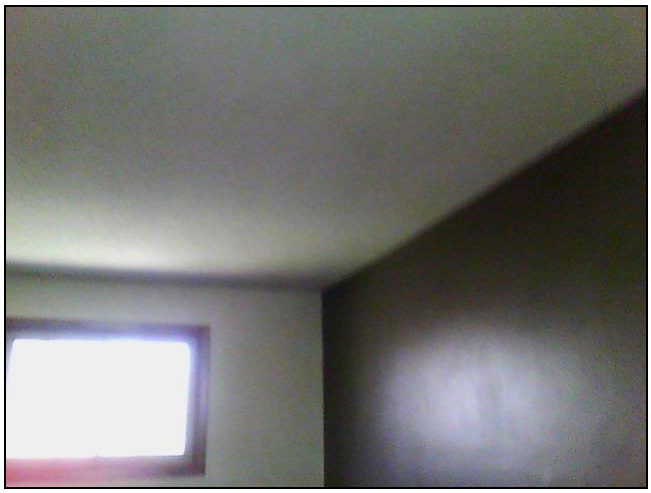


16.0 Item 65(Picture)

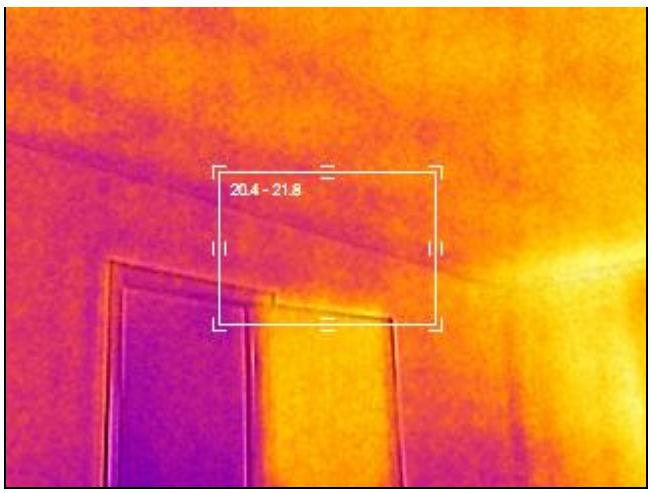


16.0 Item 66(Picture)

16.0 Item 67(Picture)



16.0 Item 68(Picture)



16.0 Item 69(Picture)

16.0 Item 70(Picture)

17. GoPro Video

Items

17.0 Youtube Links

https://youtu.be/63CvPw9J7h0

https://youtu.be/XgpL3kGLWqQ

https://youtu.be/DkxFAJh29ik

General Summary

Customer
SAMPLE REPORT

Address
SAMPLE REPORT
Blaine MN

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.0 Asphalt Composition Shingle

Satisfactory

(3) Inspector observed lifted shingles in localized area. Recommend proper maintenance or further evaluation as needed by a qualified roofing contractor. This is a likely entrance plate for moisture.

1.0 Item 1(Picture) front of home

1.2 Roof Flashing

Marginal

(1) A wall section at the of the home had no kick-out flashing installed where a wall extended past a roof edge. This condition may allow moisture intrusion of the exterior wall covering. The Inspector recommends correction by a qualified contractor to reduce chance of wood rot in nearby areas.

1.2 Item 1(Picture)

(2) Head wall/sidewall counter-flashing was not installed which may increase chance of nearby wooden components to age or deteriorate from high moisture levels. A contractor can provide options and costs for corrections as needed.

1.2 Item 2(Picture) side wall / head wall counter flashing not installed.

1.3 Roof Drainage System

Satisfactory

Two or more downspouts discharged roof drainage near the foundation.The Inspector recommends the installation of downspout extensions to discharge roof drainage a minimum of 6 feet from the foundation to decrease water and soil movement near the foundation which can lead to fungi growth.

1.5 Chimney

Not Visible

Inspector was not able to fully inspect the chimney and evaluations were completed from the ground level. Further evaluation of chimney and its supporting components should be completed at first opportunity. Inspector disclaims knowledge of the condition of the chimney.

Proper maintenance can significantly increase life span.

2. Exterior

2.6 Walkways

Satisfactory

(2) The joint at which concrete walkways met the exterior walls should be maintained. Gaps and cracks should be sealed to reduce chance of further cracking or moisture near the foundation.

2.6 Item 1(Picture)

2.7 General Grounds

Satisfactory

(2) Vegetation/trees were overgrown and needed to be cut back by a qualified person. This is a maintenance issue that will reduce moisture on wall cladding and debris on roof.

2.8 Deck, Balcony, Porch or Carport

Marginal, Not Visible

(1) Due to height limitations or barrier installation, the Inspector was unable to view the means of attaching the deck (front and rear of home) and disclaims responsibility for its inspection.

- Exterior stairs should be maintenance to increase life span.
- Item 1(Picture) Areas of the deck were in contact with soil at front and rear of home. This condition will result in damage from decay. The inspector recommends correction to extend the service life of this deck.
- Finish coating designed to protect the deck at front and rear of home was not present. Failure to apply a finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the life span of bare wood exposed to weather. Maintenance performed on an appropriate schedule can significantly extend the life span of wood deck components. The Inspector recommends that wood components be re-finished as needed.
- The deck at rear of home showed moderate wear and tear commensurate with age.

2.8 Item 1(Picture) rear of home

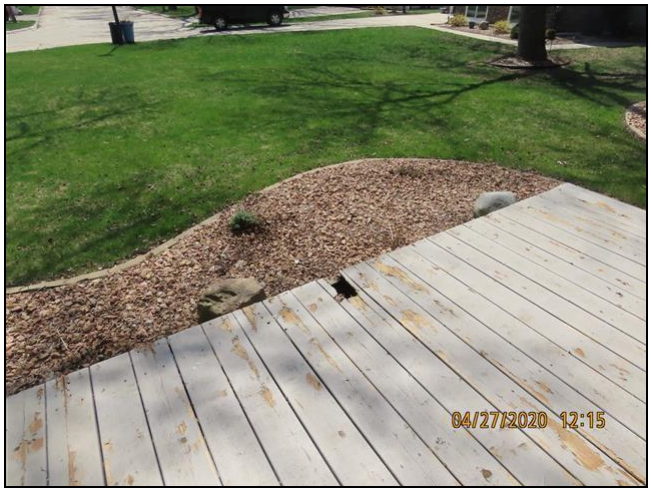
(2) The ledger attaching the deck(s) appeared to be inadequately flashed, no flashing was visible. Flashing is designed to protect the wall assembly from moisture intrusion where the attachment of the deck interrupts the home

exterior wall covering material. The Inspector recommends further evaluation by a qualified contractor to ensure proper conditions exist.

2.8 Item 2(Picture) lack of flashing at deck(s)

(3) The deck at front of home had a moderate to advanced wear and tear/wood rot, deterioration. You may wish to obtain a cost estimate for any and all repairs as needed by a qualified professional before the end of your inspection deadline.

- The finishing coat was damaged/missing.
- Wood rot observed in several areas.
- You may wish to install a safety railing, this is not a requirement.
- Inspector observed what appeared to be to deflection, movement of the wood deck components when walked upon, this is indication for their evaluation is needed to determine the extent of wood rot.



2.8 Item 3(Picture)

2.30 **Misc.**

Not Visible

The following items were not inspected and should be further evaluated or Inspector recommends asking seller to confirm their operation.

- Water spigot in garage not inspected due to location.
- Garage heater not inspected. This component goes beyond the scope of a home inspection. Recommend asking seller about its condition and having a qualified HVAC technician service annually as needed.

3. Garage

3.0 **Vehicle Doors**

Marginal

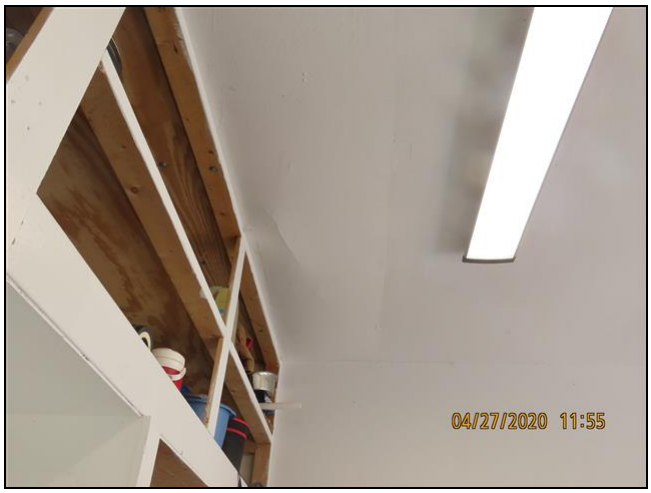
(2) An overhead garage door photo sensor was installed at a height greater than 6 inches above the floor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. The Inspector recommends correction by a qualified garage door contractor.

3.2 Interior Surfaces - Walls & Ceiling

Marginal

Garage wall(s)/ceiling exhibited evidence of damages. The moisture meter showed no elevated levels of moisture in the ceiling materials at the time of the inspection, indicating that leakage has not been recent. The source may be an indication of leakage has been corrected or may be intermittent. You should ask the seller about this condition or have a qualified contractor confirm this finding after a heavy rainfall.

- Damage to the garage ceiling and localized area Observed at time of inspection. The FLIR Thermal camera indicated possible missing insulation in this area . You may wish to ask seller about this condition or have a qualified contractor confirm this finding and to ensure proper conditions exist year round.
-



3.2 Item 1(Picture)

3.2 Item 2(Picture)

3.5 Fire Separation

Unsatisfactory

The door in the wall between the garage and the home living space did not have operable self-closing hinges as is required by generally-accepted current safety standards.

3.12 Attic

Marginal

Inspector recommends for their evaluation of the attic space above the garage by a qualified contractor to ensure proper conditions exist. Determining future moisture goes beyond the scope of a home inspection.

- Item 1(Picture) Item 4(Picture) Discoloration/staining in areas (appeared more than 15sq ft) - further evaluation needed to ensure dry conditions exist year round.
- Item 2(Picture) Deterioration in attic space in area(s) is indication of possible past/intermittent moisture or high condensation levels.
- Item 3(Picture) - Exposed electrical in 2 areas should be further evaluated by a qualified electrician to ensure proper conditions exist.

3.12 Item 1(Picture)

3.12 Item 2(Picture)

3.12 Item 3(Picture)

3.12 Item 4(Picture)

4. Interior

4.0 **Smoke Detectors**

Unsatisfactory

Be sure to check smoke alarms for proper function after moving in. You should check the detector indicator lights occasionally to be sure that each detector has power.

Inspector recommends a minimum of one (1) working smoke alarm located on each level of a dwelling as well as located in the vicinity of each sleeping room.

- Smoke detector appeared to have been removed

4.1 **Carbon Monoxide Detectors**

Marginal

Be sure to check carbon monoxide alarms for proper function after moving in.

Inspector recommends a working carbon monoxide alarm be located a maximum of 10 ft outside of each sleeping area (room).

- Yellow discoloration is an indication the component may be aged or nearing the end of its useful life span. Recommend replacement as recommended by the manufacture.

4.3 **Walls & Ceilings**

Marginal

(2) Stains on the ceiling in 7 or more in areas visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed no elevated moisture levels in the affected areas at the time of the inspection. Although this condition indicated that the source of moisture may have been corrected, further examination by a qualified contractor would be required to provide confirmation.

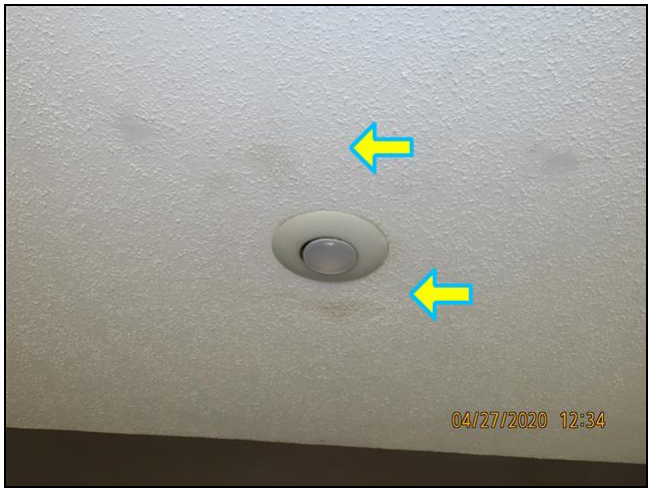
- Item 10(Picture) stain at dining room ceiling - appears to have energy loss in the area. Further evaluation of all moisture stains should be further evaluated.

4.3 Item 2(Picture) stain at ceiling near rear entry (leading to garage), area appeared to have been recently painted

4.3 Item 3(Picture) stain at ceiling near rear entry (leading to garage), in closet

4.3 Item 4(Picture) stain at ceiling, laundry room ceiling

4.3 Item 5(Picture) main floor bathroom ceiling (2 locations)



4.3 Item 6(Picture) kitchen ceiilng

4.3 Item 7(Picture) stain, damage - living room ceiling

4.3 Item 8(Picture) main floor (master bedroom) closet

4.3 Item 9(Picture) upstairs hallway bedroom ceiling

4.3 Item 10(Picture) stain at dining room ceiling

4.4 Miscellaneous Components

Not Applicable

The home interior showed general to moderate wear and deterioration commensurate with its age. You should obtain cost estimates from qualified professionals for any and all repairs before the end of your inspection deadline.

4.8 Stairs

Unsatisfactory

Missing handrail leading to basement can create a potential fall hazard, especially for the elderly or young children. A handrail should be installed to protect this stairway by a qualified person or professional.

4.8 Item 1(Picture)

5. Structural Components

5.4 **Crawlspace**

Marginal

(1) The crawlspace, access located in the garage, did not appear to have a full vapor barrier. Inspector recommends a full vapor barrier near the entrance to reduce chance of moisture or possible harmful gases.

5.4 Item 1(Picture)

(2) Stains on the floor (active in localized areas) in the crawlspace visible at the time of the inspection appeared to be the result of moisture. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair.

5.4 Item 2(Picture)

(3) The Inspector recommends consultation with a qualified contractor to discuss options and costs for further evaluation/correction as needed.

- Insulation at the floor structure in crawlspace appeared to have fallen in areas or was not properly installed. Insulation will increase energy efficiency
- Apparent odor in crawlspace. Possible sources include animal urine, microbial growth, or unknown smell. The source should be located and corrected to ensure healthy living conditions exist.

(4) Inspector observed a vent in the crawlspace that appeared to be connected (in use) with the laundry room. This condition may result in un-favorable conditions such as high moisture level which can lead to microbial growth or moisture damages. Inspector recommends further evaluations to ensure proper conditions exist by a qualified professional or HVAC contractor.

5.4 Item 3(Picture)

6. Plumbing System

6.0 Exterior Plumbing Supply

Marginal

No backflow anti-siphon device on exterior water spigot(s). Corrections needed by a qualified plumber. This is not a code inspection. You may wish to check with city code to determine if this update/modernization is required.

6.2 Water Supply, Distribution

Marginal

(1) Inspector recommends further evaluation by a qualified plumber or professional to ensure proper conditions exist.

- It appears a discharge pipe drains to the crawl space which may create moisture damage.
- Work performed by persons on familiar with standards of practice may contain hidden defects.

6.2 Item 1(Picture)

(3) Inspector observed what appeared to be debris in the water supply at upstairs bathroom when the water source was turned on. Determining exact cause goes beyond the scope of a home inspection. A qualified plumber should confirm this finding to ensure proper conditions exist.

6.2 Item 6(Picture) debris in water supply, upstairs bathroom

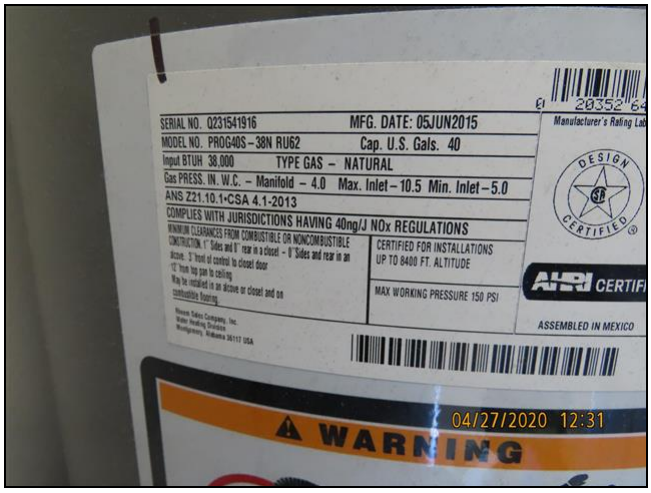
6.3 Water Heater

Marginal

The EPA (Environmental Protection Agency) recommends setting your water heater at 120 degrees to prevent burns.

- Current water temp 130F - Reduce to 120F
- Water heater Manufacture date: 2015
- Further evaluation of the TPR valve is strongly recommended to ensure proper conditions exist.

Water heaters can be expected to last as long as the listed warranty.



6.3 Item 1(Picture)

6.3 Item 2(Picture)

6.7 Sewage and DWV Systems

Not Visible

Inspector strongly recommends before the end of your inspection deadline to have a qualified plumber provide a sewer scope of the homes waste system (from home to road) to ensure this system is in proper working order. This system was not inspected and inspector disclaims knowledge. You should ask your insurance agent for costs to ensure the sewer line. You may wish to have it scoped to ensure its condition before the end of your inspection deadline.

6.16 Radon Mitigation System

Not Applicable

The home is located in an area known to produce radon. This home had no radon mitigation system installed. Radon is an odorless invisible radioactive gas which the EPA calls the second-leading cause of lung cancer in the U.S. The general area in which this home is located is known have potentially high levels of radon, although radon is very site-specific. Consider having a radon test performed to gain an understanding of average radon levels in the home. Measurement should be performed by qualified personnel familiar with radon testing protocols for real estate transactions.

7. Electrical System

7.0 General Electrical System Condition

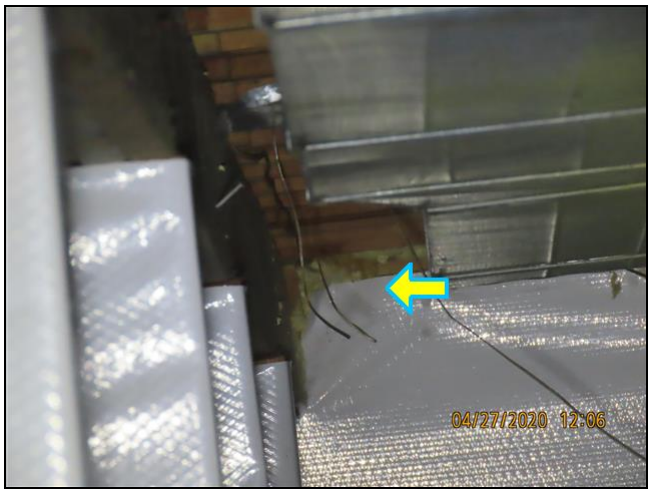
Marginal

The home contained an electrical system which was last inspected more then 10 years ago. While it may technically meet National Electric Code requirements, may not meet modern safety standards.

- Because the NEC never disallows something once it has been approved, older systems that have been installed and maintained correctly are not considered to be defective. Homes are not required to update electrical equipment each time the National Electric Code is updated. This means that often, older systems, though not technically defective, do not meet modern safety standards. Because of the potential for hidden defects and the specialized knowledge needed to adequately inspect older electrical systems, the Inspector recommends a comprehensive inspection of the entire electrical system by a qualified electrical contractor.
-

- Inspector was not able to determine when electrical panel was last inspected. There was no electrical certification tag. Further evaluation needed.
- Item 3(Picture) Exposed electrical components should be further evaluated and properly covered.
- Item 4(Picture) main floor living room light, was not responding. This may be related to a 3-way switch or the component may not be functioning as designed. You may wish to ask seller about this finding.
- The laundry area had an older-style 3-prong 240 volt dryer receptacle. Newer dryers come equipped with 4-prong plugs. To accommodate a newer dryer, either the electrical receptacle or dryer cord will need to be replaced.
- Inspector recommends proper weather covers on exterior lights.

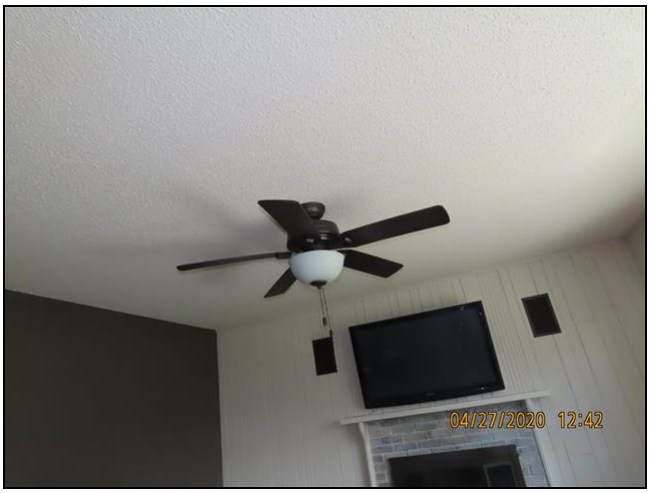
- Item 2(Picture) In the garage, an electrical cord was visible and should be further evaluated to ensure proper conditions exist. You may wish to ask seller about this condition.
- Item 1(Picture) Abandoned electrical component(s) in the crawlspace is indication that for their evaluation is needed by a qualified electrician to ensure proper conditions exist.



7.0 Item 1(Picture) exposed wiring, visible from crawlspace

7.0 Item 2(Picture) garage, extension cord may be used at permanent wiring

7.0 Item 3(Picture) under kitchen sink



7.0 Item 4(Picture) main floor living room light, not responding

7.2 Service Panel Cabinet and Cover

Marginal

The service panel label listed the panel rating at 100 amps which is considered marginal by modern standards. 100 amp services were typically installed before modern appliances were common in homes. Homes with 100 amp services which contain modern electrical appliances such as dishwashers, dryers, ranges, water heaters and air conditioners may have a higher risk of overheating electrical components with the accompanying risk of fire. You may wish to consult with a qualified electrical contractor to discuss the need for and to determine options and prices for upgrading the electrical service.

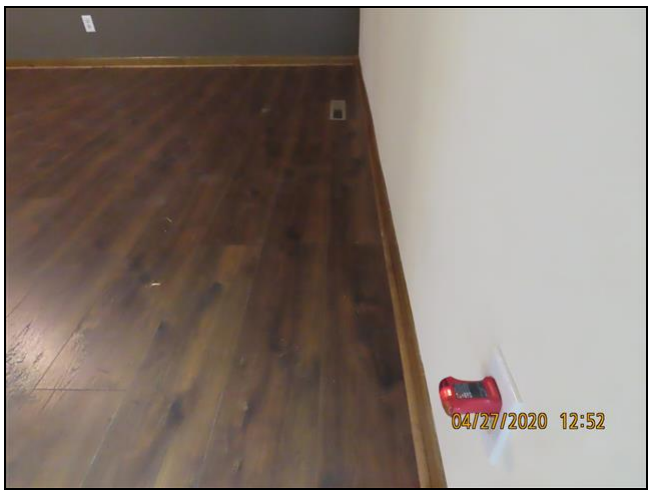
7.3 Conventional Electrical Receptacles

Marginal

The home contained a partially outdated, ungrounded 2-prong electrical receptacle(s). Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. For safety reasons, the Inspector recommends that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by: 1. Replacing an individual standard

receptacle with a GFCI receptacle. 2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle. 3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker. Adding equipment grounding and a service grounding system will also increase home safety.

- The home does not appear to have AFCI breakers
- Garage does not appear to have GFCI breakers
- Lack of GFCI at laundry room
- Item 1(Picture) 2-prong outlet(s) in upstairs bedroom
-



7.3 Item 1(Picture)

8. Heating & Air Conditioning

8.1 **Fuel, Piping and Support**

Marginal

(1) Humidity levels above 70%RH are known to be optimum conditions for dust mites and mould to grow. The ideal indoor humidity is between 45 to 55%RH and should always be maintained between 40 to 60%RH.

The best way to reducing humidity indoors is with a dehumidifier or a whole-house dehumidifier. However, these methods are fairly easy and use equipment you would already have at home.

Some Options may include:

- Run a dehumidifier

- Avoid activities that add moisture to the air on humid days, such as taking hot showers and boiling water on the stove

- Keeping gutters and downspouts clean, extending downspouts further from the house, watering plants only when needed and sloping soil away from foundations to keep water from pooling

- Line dry clothes outdoors

- Crack a window open

- Install vent fans in kitchen

- Item 1(Picture) Full inspection of the April air system goes beyond the scope of the home inspection. The component did not appear to be properly installed or may be abandoned. You may wish to ask seller about this condition or have a qualified HVAC technician confirm this finding to ensure proper humidity levels exist with in the home.
- Stains at several areas at the interior of home indicate possible high moisture levels. Further evaluation is strongly recommended.

8.1 Item 1(Picture)

8.4 **Fireplace**

Satisfactory

The gas fireplace requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection.

- Recommend service by a qualified contractor on a regular maintenance basis and before your first use. Find a CSIA-certified inspector near you at http://www.csia.org/search
- The fireplace appeared to be in working order using remote control to turn on the gas fireplace.

8.4 Item 1(Picture)

8.5 **Central Air Conditioner**

Not Visible

(2) The air-conditioning system was not tested because the outside temperature was not above 65 degrees F for more than 48 hours. and to test it would risk damaging the coils. The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis.

The Inspector recommends evaluation and service by a qualified HVAC technician to more accurately determine the AC's condition and ensure that it is in the best possible working condition on an annual basis. You may wish to have this component certified before the end of your inspection deadline.

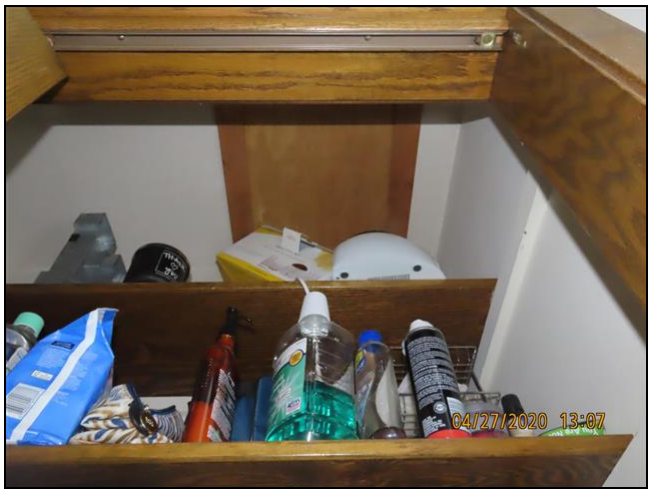
(3) You may wish to consider purchasing a home warranty or obtaining information on long term service plans as desired.

9. Attic

9.0 **Attic Access**

Satisfactory, Not Visible

(2) One of the attic access hatch's was located in a closet and access was blocked by the occupant's belongings. Moving stored items lies beyond the scope of the General Home Inspection. The Inspector recommends that the attic be inspected after access to the attic entry hatch has been provided.



9.0 Item 1(Picture)

10. Bathroom(s)

10.0 **Bathtub**

Unsatisfactory

Inspector observed what appeared to be an act of we got upstairs bathroom hardware. Inspector recommends correction as needed by a qualified professional or plumber to ensure proper conditions exist.

10.0 Item 1(Picture) upstairs bathroom

11. Kitchen and Built-in Appliances

11.1 **Refrigerator**

Not Visible

Recommend asking seller if the ice and water maker are in working order.

11.4 Dishwasher

Not Visible

In accordance with the Standards of Practice the dishwasher was not operated. The Inspector disclaims its proper operation. You should ask the seller about its condition.

11.5 Cooktop

Unsatisfactory

The General Home Inspection testing of ovens does not include testing of all oven features.

- The cook top, at kitchen, was not responding as designed. The handles on right side burners where damaged. Further evaluation and correction would be needed by a qualified technician. You may wish to obtain a cost estimate before the end of your inspection deadline.

11.5 Item 1(Picture) two burners not responding, hardware damaged.

12. Laundry Room

12.2 Dryer Venting

Marginal, Not Visible

(1) A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

(2) Inspector recommends further evaluation of the laundry room dryer vent to ensure proper conditions exist. It appeared as if the vent exhausted into the crawl space which can create high moisture levels and increase chance of microbial growth. All work should be completed by a qualified professional or contractor as needed.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise,

contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

INVOICE

Customer Info:	Inspection Property:
SAMPLE REPORT **Customer's Real Estate Professional:**	SAMPLE REPORT Blaine MN

Inspection Fee:

Service	Price	Amount	Sub-Total
FLIR Thermal Imaging	85.00	1	85.00
Single Family Home Inspection	415.00	1	415.00

Tax $0.00
Total Price $500.00

Payment Method: Debit/Credit
Payment Status: Paid
Note: Thank you!

SAMPLE REPORT

Property Address:
SAMPLE REPORT
Blaine MN

THIS AGREEMENT made on 4/27/2020 by and between VIP-PROS LLC. (Hereinafter “INSPECTOR”) and the undersigned (hereinafter “CLIENT”), collectively referred to herein as “the parties.” The Parties Understand and Voluntarily Agree as follows:

1. Fee for home inspection is $500.00

2. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller’s disclosure.
3. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at http://www.nachi.org/sop.htm. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
4. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR’S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
5. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney’s fees and expenses and payments arising out of or related to the INSPECTOR’S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
6. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:
_____.

7. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any

and all obligations or liability of any kind.
8. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
9. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
10. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.
11. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.
CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

_____
FOR INSPECTOR _____
CLIENT OR REPRESENTATIVE