



PLEASE READ / INITIAL / SIGN / RETURN WHITE PAGES 1, 2, 3, AND 4 - THANK YOU

This is an Inspection Agreement between _____ (hereafter "Inspector"), which is an independent contractor and the above named Client (sometimes called "you" or "your"). The person signing for the Client represents to the Inspector and Service USA that he or she is the only client or, if the client is more than one person, that he or she has full right, power, and authority to bind all of the clients when signing this Agreement, and indemnifies the Inspector and Service USA against any claims of any client that they are not bound by the signature and initials below. Sandbek Corporation d/b/a Service USA Home Inspections (hereafter "Service USA") is a service provider for the Inspector, and provides service and assistance to the Inspector and facilitated the coordination of this inspection. This Inspection Agreement is with the Inspector.

- 1. On the above date Inspector will conduct a limited, non-invasive, visual analysis of the readily accessible areas/systems (Inspector does not move furniture or any other personal property) of the Property. The inspection is not a code inspection, nor is it certification of compliance with any applicable building codes. The inspection will be performed in a manner consistent with the attached Standards of Practice and the standards set out in the written report.
- 2. The purpose of the inspection is to provide you with a better understanding of the Property's conditions as observed at the time of the inspection, and to give you a written report of the Inspector's observations.
- 3. This inspection cannot, however, accurately and completely assess all risks, detect all flaws, predict all occurrences, or make any assurances. The Inspector and Service USA's joint liability is limited to \$500.00, even if a mistake was made in this inspection.

By initialing here, you consent to this Limitation on Liability.

- 4. This inspection is valid only for the day upon which it is performed. Because additional damage, mechanical failures, symptoms and clues of possible problems may appear after this inspection, it is suggested that before you take possession, you have the Property re-inspected. If you are purchasing the Property and have not written this into your existing purchase contract, you may want to request that an additional inspection before possession be included as an addendum to your purchase contract.
- 5. This inspection is not a warranty, guarantee, insurance policy, or service agreement. If you have a complaint concerning this inspection, believe that the Standards of Practice were not complied with, or think there is a breach of this Agreement, you must contact the Inspector immediately, and notify Service USA. If you fail to contact the Inspector and notify Service USA timely, or if you begin to repair any defect or deficiency prior to contacting the Inspector and Service USA, Inspector and Service USA will be released from any obligations under this Agreement. You must give the Inspector a reasonable opportunity to investigate your complaint and the related condition before any repairs or changes.
- 6. You, the Inspector, and Service USA, agree to binding arbitration in accordance with the terms and conditions of this Agreement. Any complaints concerning this inspection, compliance with the Standards of Practice, or breach of this Agreement must be presented to the Inspector and Service USA in writing within 6 months of the date of inspection. Failure to provide such notice within 6 months, will bar any claims.

By initialing here, you consent to this Limitation on time.

- 7. All disputes between you, the Inspector, and Service USA shall be submitted to binding arbitration within 3 months of the date of your written notice to the Inspector and Service USA under the preceding paragraph. Either party may commence arbitration by providing written notice to the other within the three months. The arbitration shall be conducted on-site where the original inspection occurred, unless both parties agree otherwise in writing. Upon notice of arbitration, Service USA will select and deliver to you a list of four potential independent arbitrators. Within 7 days of your receipt of the list, you will pick one of the four provided arbitrators to conduct the arbitration. If you fail to make your selection within the 7 days, Service USA will make the selection from the list. Within 10 days of such selection, both parties shall submit to the other and to the arbitrator a short written statement of the issues in dispute. The selected arbitrator shall designate the time and duration of the arbitration, not to exceed 6 hours. Neither party shall be required to have an attorney. The cost of the arbitration will be split equally between the parties; provided, the arbitrator shall have the right to apportion costs.
- 8. The inspection and report are performed and prepared solely for your confidential and exclusive use and possession. You will receive the original and one copy of the written inspection report at the time of the inspection.

By initialing here, the Client signifies having read and understood this page, and acknowledges receipt of a copy.

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9. Client hereby requests Inspector to perform the following inspection at the Property referenced on page 1, with full understanding and acceptance of this inspection agreement.

RADON TEST: SUN NUCLEAR® CONTINUOUS MONITOR

10. RADON is a naturally occurring, colorless, tasteless, and odorless radioactive gas produced by the normal decay of uranium and radium in the soil. As a result, virtually ALL houses will have some radon. The question is "How Much?" The adverse health effects associated with radon are caused by radioactive particles being trapped in your lungs when you breathe. The higher the concentration of radon gas, the higher the risk of you or your family members developing lung cancer or other ailments. The risk increases for children under 12 years of age. The only way to know if your home has a radon problem is to **have it tested.**

The fee for the Continuous Radon Test is \$150.00

TEST REQUESTED: _____ DATE _____

OR

WAIVER OF RADON TEST

11. The benefits of the Radon Test have been explained to the Client, and the Client hereby declines such testing, and hereby further agree to hold harmless the Inspector, Service USA, and the real estate broker and their agents and employees in the event any subsequent matters (health or otherwise) arise by reason of the presence of radon gas.

TEST DECLINED: _____ DATE _____

HOME INSPECTION

12. The home inspection is a limited, non-invasive, visual inspection of the readily accessible areas/systems (Inspector does not move furniture or any other personal property) of the Property, including these area/systems: exterior: roofing, flashings, chimneys, structure, insulation/ventilation/vapor barrier; interior: electrical, plumbing, central heating, central cooling. This inspection does not constitute a warranty or insurance policy or guarantee or service agreement of any kind, nor is it a code compliance inspection. Home inspectors are not permitted to conduct code compliance inspections. The inspector is not a roofer, electrician, plumber, furnace/air conditioning contractor, or a building contractor, can only report the results of the visual inspection, and does not represent that any area/system is free from any defect.

The fee for the Home Inspection is \$ _____ .

RE-INSPECTIONS OF REPAIRS

13. Often, after an inspection, repairs are made to some conditions shown in the written report. On request, the Inspector will make a re-inspection for the fees set out below. If a re-inspection is conducted, the inspection will be a visual, non-invasive, inspection of the repair, and neither the Inspector nor Service USA make any expressed or implied warranties, whether to the serviceability of the repairs, or the quality of the materials or labor used to repair or replace those items requiring re-inspection. The re-inspection does not release the repair contractors and/or owner from their responsibilities to provide repairs or replacements that meet applicable codes, quality standards, and/or necessary warranties, written or implied. A copy of the requested repairs to be faxed to Service USA's office at (502) 899-7396, three working days prior to re-inspection.

If requested, the fee for Re-inspections of Repairs is \$150.00 per trip

CHARGES NOT PAID FOR AT TIME OF INSPECTION, REINSPECTIONS, OR RADON TESTS

14. Any charges not paid within 20 days of performance will incur a \$25.00 monthly bookkeeping charge plus attorney fees and costs incurred in collecting any outstanding balances, plus interest at the judgment rate of 12% per annum.

RETURN CHECK FEES

15. Any check not honored for any reason will incur a \$30.00 bookkeeping fee, plus any bank charges, and all costs of collection, including attorney fees. If the full amount, including fees, is not paid by certified funds within 5 days of notification, the inspector and/or Service USA will proceed with collection, including, as appropriate, prosecution through the criminal court, in addition to notification of credit reporting agencies.

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STANDARDS OF PRACTICE

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

Introduction:

These Standards of Practice are to provide the standards and limitations of the services to be rendered.

Purpose:

The purpose of the inspection is to provide you with a better understanding of the Property conditions, as observed at the time of the inspection.

Scope:

Said inspection is not a certification of compliance with applicable building codes. The inspection will be performed in a manner consistent with these Standards of Practice which includes a non-invasive, limited visual observation of the readily accessible areas/systems (the inspector does not move furniture or any other personal property).

You will receive, at the completion of the inspection, a written report which will:

- (1) describe the components specified to be described on the pages headed Exterior, Structure, Roofing, Flashing and Chimneys, Insulation, Ventilation, Vapor Barrier, Interior, Electrical, Plumbing, Heating, and Cooling.
- (2) state which systems and components designated for inspection on these Standards have been inspected.

These Standards are not intended to limit the inspector from reporting observations and conditions in addition to those required above, nor prohibit you from making written request for inspection of additional systems, areas, or items.

General Limitations:

Inspections done in accordance with these Standards are LIMITED, NON-INVASIVE VISUAL INSPECTIONS ONLY and are not technical or exhaustive, and are applicable to buildings with dwelling units and their garages or carports.

General Exclusions:

THIS IS NOT A CODE INSPECTION, COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE REGULATORY REQUIREMENTS. THE INSPECTOR IS NOT REQUIRED TO REPORT ON: LIFE EXPECTANCY OF ANY COMPONENT OR SYSTEM; THE METHODS, MATERIALS OR COST OF REPAIRS; THE SUITABILITY OF THE PROPERTY FOR ANY USE; COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE REGULATORY REQUIREMENTS; THE MARKET VALUE OR ITS MARKETABILITY OF THE PROPERTY; THE ADVISABILITY OR INADVISABILITY OF PURCHASING OF THE PROPERTY; ANY COMPONENT OR SYSTEM WHICH WAS NOT OBSERVED; THE PRESENCE OR ABSENCE OF PESTS, SUCH AS WOOD DAMAGING ORGANISMS, RODENTS OR INSECTS, MOLD, MILDEW, COSMETIC CONDITIONS, UNDERGROUND ITEMS, OR ITEMS NOT PERMANENTLY INSTALLED; ANY ITEM, COMPONENT/SYSTEM/APPLIANCE THAT MAY BE OR HAS BEEN RECALLED BY MANUFACTURER FOR ANY REASON.

The inspector and Service USA are not required to: offer or perform any act or service contrary to law; offer warranties or guarantees of any kind; offer or perform engineering, architectural, plumbing, or any other job function requiring an occupational license; perform additional inspections beyond those within the scope of the comprehensive inspection; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure which may damage the Property or its components or be dangerous to the inspector or other persons; operate any system or component which is shut down or otherwise inoperable; operate any system or component which does not respond to normal operating controls; disturb insulation, move personal items, furniture, wall coverings, carpets and area rugs, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility; determine the presence or absence of any suspected hazardous substance including but not limited to toxins, carcinogens, noise, contaminants in soil, water and air; determine the effectiveness of any system installed; to control or remove suspected hazardous substances; predict future conditions, including but not limited to failure of components; project operating cost of components; evaluate acoustical characteristics of any system or component; operate any built in appliance. Outdoor temperature may prevent the inspection and operation of the heating/cooling systems and may not disclose defects evident only during such operation.

Additional limitations and exclusions specific to individual systems are listed in each section of the written report (i.e. Exterior, Structure, etc.).

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NOTICE REQUIRED BY LAW

Kentucky law requires that you give notice to the Inspector and the Inspector has a right to cure problems before any action can be taken. KRS 411.278. The statute also requires that the Inspector include the following notice as a part of the Inspection Agreement.

The method for resolving disputes is set out specifically in paragraph 7 on page 1 of this Agreement.

The required statutory notice is:

NOTICE REQUIRED BY STATUTE

CHAPTER 411 OF THE KENTUCKY REVISED STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE FOR ARBITRATION FOR A DEFECTIVE INSPECTION REPORT OR A CLAIM OF A BREACH OF THE INSPECTION AGREEMENT, AGAINST THE INSPECTOR OF YOUR RESIDENCE OR AGAINST SERVICE USA. YOU MUST DELIVER TO THE HOME INSPECTOR AND SERVICE USA A WRITTEN NOTICE OF ANY CONDITIONS YOU ALLEGE THAT YOUR HOME INSPECTOR FAILED TO INCLUDE IN THE HOME INSPECTION REPORT AND PROVIDE YOUR HOME INSPECTOR THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE HOME INSPECTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE AN ARBITRATION CLAIM.

This is page four of four pages. By signing below, you represent that you have the full right, power, and authority to bind you and all others who are part of the Client to the terms of this agreement. You also certify that you have read and understand all three of the preceding pages, that you have initialed each page, the two initial boxes in the text in paragraphs 3 and 6 on page one, signed the election for a Radon Test (paragraph 10) or Waiver of Radon Test (paragraph 11) on page two, and have agreed to the fees set out in paragraphs 12, 13, 14, and 15 on page two.

This Inspection Agreement was made and entered into in the Commonwealth of Kentucky and shall be governed by the laws of Kentucky. This Agreement, coupled with the written report, constitutes the entire agreement between the parties hereto, and no party is relying on any statements made, verbal or otherwise, not expressly set out herein or in the written report.

THIS IS PAGE FOUR OF A FOUR PAGE AGREEMENT

I AGREE TO THE TERMS OF THIS AGREEMENT AND REQUEST A WRITTEN INSPECTION REPORT.

Signature of Client Date _____

Signature _____ Title: _____ Date _____
Inspector/Company

EXTERIOR

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

- I will observe:** wall surfaces; window and door trim; flashings; entryway doors and windows; garage door operators; decks and balconies; porches; stoops and steps (including railings); window wells; soffits; fascia and eaves; landscaping; grading; walks; patios and driveways; drainage and retaining walls with respect to their effect on the condition of the building.
- I will describe:** the foundation wall; soffit / fascia / eaves; window / door trim; retaining wall surfaces; decks and balconies.
- I will operate** the garage door manually or by using permanently installed controls of any garage door operator.
- I will report** whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance and/or photo cells detecting interference during closing.
- I will not** observe, describe nor operate: the storm windows; storm / security doors; screening; shutters; awnings and similar seasonal accessories; fences; safety glazing; garage door remote control transmitter; geological conditions; soil conditions; recreational facilities; outbuildings other than garages and carports.

DESCRIPTION

Lot Topography: Away From

Foundation Grading: Away From

Foundation Surfaces: Concrete, Brick

Wall Surfaces: Brick

Soffit / Fascia / Eaves: Aluminum / Vinyl

Window / Door Trim: Wood / Synthetic, Aluminum / Vinyl

LIMITATIONS

Restricted Access Under: Steps, Porches

Absence Of Historical Clues Due To: New Finishes, Paint, Trim

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we **ADVISE FURTHER EVALUATION** of that item **BY A PROFESSIONAL CONTRACTOR** of your choice **WITHIN THE TIME PERIOD OF YOUR CONTRACT.**

| CONDITION | LOCATION / COMMENTS |
|--|---|
| *Lot Grading | |
| *Foundation Grading | |
| **Foundation Walls | |
| *Window Wells | |
| *Walks / Patio / Driveway | |
| *Landscaping | |
| **Wall Surfaces | |
| Soffit / Fascia / Eaves | |
| Window / Door Flashing / Trim | BRICK WINDOW SILL LEFT MSTR. WINDOW HAS 3 BROKEN BRICKS |
| Decks / Balconies | |
| Steps | |
| Garage: Auto reverse / stop, Photo cells | TESTED OK |

* Any or all of these items may contribute to basement leakage

ROOFING, FLASHINGS, AND CHIMNEYS

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

I will observe the roof coverings, roof drainage systems; flashings, skylights, chimneys, roof penetrations, for any signs of leaks.
I will describe the type of: roof covering materials; gutters and downspouts; chimneys.
I will walk on the roof, if at all possible, and if not I will report to you how I did observe the roofing (ladder at the eaves, or binoculars).
I will not observe or report on any attached accessories including, but not limited to, solar systems, antennae, and lightning arrestors, satellite dishes.

DESCRIPTION

| | |
|--|---|
| Main Slope: Fiberglass / Asphalt | Dormer(s): Fiberglass / Asphalt |
| Porch(es): Fiberglass / Asphalt | Garage/Carport/Patio: Garage, Fiberglass / Asphalt |
| Gutters & Downspouts: Aluminum, Discharge Above Grade | Chimneys: Vinyl over Metal |

LIMITATIONS

| | |
|---|---|
| Roof Inspected By: Binoculars, Visual without Binoculars | Roof Inspection Limited/Prevented By: Ice, Frost |
| Chimney Inspection Limited By: Height | |

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we **ADVISE FURTHER EVALUATION** of the **COMPLETE** system by a PROFESSIONAL CONTRACTOR of your choice **WITHIN THE TIME PERIOD OF YOUR CONTRACT.**

| CONDITION | LOCATION / COMMENTS |
|---------------------------|---------------------|
| ROOFING | |
| Main Slope | |
| Dormer(s) | |
| Porch(es) | |
| Garage/Carport/Patio | |
| Valley | |
| Hip & Ridge | |
| Sloped/Flat | |
| Roof/Wall | |
| Chimney | |
| Plumbing Stack | |
| Furnace/Water Heater Vent | |
| Dormer(s) | |
| Roof Vents | |
| Drip Edge/Gravel Stop | |
| *Gutters | |
| *Downspouts | |

* Any or all of these items may contribute to basement leakages

INSULATION - VENTILATION - VAPOR BARRIER

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

I will observe: the insulation and vapor barriers in unfinished spaces; ventilation of attics and crawl spaces.

I will describe the type of insulation, ventilation and vapor barrier used.

I will not report on concealed insulation and vapor barriers or venting equipment which is integral with household appliances.

I will not move any personal property or insulation.

DESCRIPTION

Main Attic: Glass Fiber

Wood-Frame Walls: Not Visible

Rim Joist: Glass Fiber

Plumbing Pipes: None Observed

Cathedral / Sloped: Not Visible

Sill Sealer: Foam/Asbestos

Basement Walls (Finished) (Unfinished): None Observed

Roof Ventilation: Roof Vent, Soffit Vent

LIMITATIONS

Restricted/No Access To: Restricted, No Access To, Attic, Rim Joist, Wiring, Ductwork, Lighting, Fans

Crawl / Attic Space observed from access hatch because of: Attic Space, Limited Space, Limited Access, No Access, Insulation, Finishes, and/or Storage Blocked Inspection of Structural Components

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we **ADVISE FURTHER EVALUATION** of that item **BY A PROFESSIONAL CONTRACTOR** of your choice **WITHIN THE TIME PERIOD OF YOUR CONTRACT.**

| CONDITION | LOCATION / COMMENTS |
|---|--------------------------------|
| Attic - Insulation | MOST INSULATION IS NOT VISIBLE |
| Attic - Ventilation | |
| Knee Walls - Insulation | |
| Plumbing Pipes in Unheated Areas - Insulation | |
| Vent / Exhaust Fan / Dryer Vent - Outside | |

STRUCTURE

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

- I will observe and describe** the type of structural components including: the configuration, foundation, columns / post, beam, floor construction, exterior wall construction, ceiling and roof framing, roof sheathing.
- I will probe** structural components where deterioration is suspected. However, if probing would damage any finished surface I won't probe.
- I will enter**, if at all possible, underfloor crawl spaces and attics except when there are stored belongings, limited space, no access, hazardous conditions, or wet / standing water, or unknown substance on the ground, moisture/radon gas barrier.
- I will report** signs of water penetrating into the building or signs of abnormal condensation on the building components.
- I will not** move any personal property or insulation.

DESCRIPTION

| | |
|---|--|
| Configuration: Basement Columns / Post: Steel Floor Construction: Joists, Plywood Ceiling Framing: Joist Roof Sheathing: OSB | Foundation: Poured Concrete Beam: Steel Exterior Wall Construction: Wood Frame Roof Framing: Ridge, Rafter, Knee Walls, Stiff Leg, Collar Ties, Ridge Support |
|---|--|

LIMITATIONS

| | |
|---|--|
| Restricted/No Access To: Restricted, Roof, Cathedral, Slope, Rim Joist, Wiring, Ductwork, Lighting, Fans | Crawl / Attic Space observed from access hatch because of: Attic Space, Limited Space, Blocked Access, Insulation, Finishes, and/or Storage Blocked Inspection of Structural Components |
|---|--|

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we **ADVISE FURTHER EVALUATION** of that item **BY A LICENSED GENERAL CONTRACTOR** of your choice **WITHIN THE TIME PERIOD OF YOUR CONTRACT.**

| CONDITION | LOCATION / COMMENTS |
|--|---|
| Foundation: Cracked | REAR BSMT. WALL CENTER, NO STAINS VISIBLE |
| Columns / Posts | |
| Beams | |
| Floor Construction - Joist | |
| Floor Construction - Sub Floor / Floors / Bsmt Floors: Concrete cracks | BSMT. CONCRETE FLOOR CRACKS |
| Exterior Wall Construction | |
| Exterior Wall Construction - Solid Brick / Stone | |
| Exterior Wall Construction - Wood Frame (Studs) | |
| Ceiling Framing - Rafter / Joist | UPPER ATTIC SECTION WAS NOT SAFELY ACCESSABLE |

INTERIOR

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

I will observe and describe the major wall and ceiling finishes, windows, exterior doors, fireplaces and party walls.

I will report signs of water penetration into the building or signs of abnormal condensation on major finishes.

I will not observe or report on: paint; wallpaper; floor coverings; draperies; blinds or other window treatments; household appliances; recreational facilities; another dwelling unit. Opening all windows is not part of this home inspection.

I will not move any personal property or insulation. Storm/screen/security doors/windows are not inspected.

DESCRIPTION

Major Wall Finishes: Plaster

Windows: Double Hung, Stationary

Exterior Doors: Solid Wood, Metal

Major Ceiling Finishes: Plaster

Glazing: Insulated (Double)

Fireplaces: Insert, Gas

LIMITATIONS

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we **ADVISE FURTHER EVALUATION** of that item **BY A PROFESSIONAL CONTRACTOR** of your choice **WITHIN THE TIME PERIOD OF YOUR CONTRACT.**

| CONDITION | LOCATION / COMMENTS |
|---|--|
| Floors | |
| Walls: Cracked, Water stains | FIRE PL. WALL ABOVE HAS WATER STAINS/ 2ND FL BONUS RM. WALL IS CRACKED/MSTR CLOSET WALL HAS SMALL DAMAGE |
| Ceilings | |
| Trim | |
| Stairs | |
| BDR Windows: Opened | |
| Doors - glass, frame, sill, hardware | MSTR. CLOSET AND NUMEROUS OTHER DOORS DRAG CARPET/ BONUS RM CLOSET DOOR WONT SHUT. |
| Fireplaces | |

* Any or all of these items may contribute to basement / crawl space leakage

ELECTRICAL

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

I will observe and describe: the main service type; entry conductor; size of the service; location of main and subpanels; manufacturer; whether breakers or fuses; ground source; number of circuits; type(s) of distribution wire; GFI / ARC; outlet style; the polarity and grounding of all outlets within six feet of interior plumbing fixtures, garages, carport and exterior, the polarity and grounding of some outlets in each room if accessible and not in use.

I will not: insert any tool, probe or testing device inside the panels; test or operate any breaker/fuse except GFI and ARC Fault; dismantle any electrical device, switch, outlet, fixture or control other than remove the cover of the main and subpanel distribution panels.

I will not observe or describe: low voltage systems; smoke detectors; telephone, security, cable TV, intercom, or other ancillary wiring that is not part of the primary electrical distribution system.

DESCRIPTION

LIMITATIONS

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we **ADVISE FURTHER EVALUATION** of the **COMPLETE** electrical system BY A LICENSED ELECTRICIAN of your choice WITHIN THE TIME PERIOD OF YOUR CONTRACT.

CONDITION

LOCATION / COMMENTS

PLUMBING

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

- I will observe and describe:** the service piping into and in the house; waste piping in the house; traps, drains and vent piping; water heater; laundry facility; functional water flow and drainage.
- I will observe:** fixtures; faucets; leaks; solid and/or sump pumps; hot water systems including safety controls, vents and flues.
- I will operate** all plumbing fixtures including their faucets.
- I will not:** state the effectiveness of anti-siphon devices; determine whether water supply or waste disposal systems are public or private; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets.
- I will not observe or describe:** water conditioning systems; fire and lawn sprinkler systems; on-site water supply quantity and quality; on-site waste disposal systems; foundation irrigation systems; spas except for functional flow and drainage, swimming pools / hot tubs.

DESCRIPTION

LIMITATIONS

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we ADVISE FURTHER EVALUATION of the COMPLETE plumbing system BY A LICENSED PLUMBER of your choice WITHIN THE TIME PERIOD OF YOUR CONTRACT.

CONDITION

LOCATION / COMMENTS

GAS HEATING

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

- I will observe** permanently installed gas heating system including the equipment, normal operating controls, automatic safety controls, venting, ducts, blower motors, air filters, registers and thermostat.
- I will describe** the fuel type, type of furnace, manufacturer, model and serial number, thermostat, filter, venting and material.
- I will:** operate the system using normal operating controls and record the temperature at the plenum; open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
- I will not:** operate the system when weather conditions or other circumstances may cause equipment damage; operate any automatic safety controls, observe the exterior flues, humidifiers, electronic air filters, condensate pumps; state the uniformity or adequacy of heat supply to the various rooms.

DESCRIPTION

LIMITATIONS

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we advise that the **COMPLETE SYSTEM** BE FURTHER EVALUATED BY A LICENSED HEATING / AIR CONDITIONING CONTRACTOR of your choice WITHIN THE TIME PERIOD OF YOUR CONTRACT.

IF THE FURNACE HAS NOT BEEN SERVICED / EVALUATED BY A LICENSED HVAC CONTRACTOR FOR CURRENT HEATING SEASON WE ADVISE THIS BE DONE WITHIN THE TIME PERIOD OF YOUR CONTRACT. ASK THE SELLER AS TO WHO HAS BEEN SERVICING THE HEATING SYSTEM.

Only Code Officials / Licensed HVAC Contractors have the authority to certify that the heat exchanger is free of cracks / holes.

FOR SAFE / EFFICIENT OPERATION SERVICE SYSTEM ANNUALLY BY LIC. HVAC CONTRACTOR

CONDITION

LOCATION / COMMENTS

CENTRAL COOLING/HEAT PUMPS

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

- I will observe** the heating/cooling handling equipment, normal operating controls, automatic safety controls, ducts, blower motors, air filters, registers and thermostat.
- I will describe** the cooling/heating type and source, manufacturer, model and serial numbers of outside and inside equipment, thermostat and filter types.
- I will:** operate the system using normal operating controls and record the temperature at the plenum; open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.
- I will not:** operate the system when weather conditions or other circumstances may cause equipment damage; operate any automatic safety controls, humidifiers, electronic air filters, condensate pumps; state the uniformity or adequacy of heat/cooling supply to the various rooms.

DESCRIPTION

LIMITATIONS

All items listed below have been checked by the inspector. If an item is highlighted in **Yellow**, we advise that it be monitored for possible future problems. If an item is highlighted in **Red** we advise that the **COMPLETE SYSTEM BE EVALUATED BY A LICENSED HEATING / AIR CONDITIONING CONTRACTOR** of your choice **WITHIN THE TIME PERIOD OF YOUR CONTRACT.**

IF THE HEAT PUMP HAS NOT BEEN SERVICED / EVALUATED BY A LICENSED HVAC CONTRACTOR FOR CURRENT HEATING/COOLING SEASON WE ADVISE THIS BE DONE WITHIN THE TIME PERIOD OF YOUR CONTRACT. ASK THE SELLER AS TO WHO HAS BEEN SERVICING THE HEATING/COOLING SYSTEM. FOR SAFE / EFFICIENT OPERATION SERVICE SYSTEM ANNUALLY BY LIC. HVAC CONTRACTOR

CONDITION

LOCATION / COMMENTS

ITEMS TO MONITOR SUMMARY

We advise that the items listed below be monitored for possible future problems.

| CONDITION | LOCATION / COMMENTS |
|--|--|
| Foundation: Cracked | REAR BSMNT. WALL CENTER, NO STAINS VISIBLE |
| Floor Construction - Sub Floor / Floors / Bsmt Floors: Concrete cracks | BSMT. CONCRETE FLOOR CRACKS |

SIGNIFICANTLY DEFICIENT ITEMS SUMMARY

The items listed below have been marked as "significantly deficient". We advise that these items BE FURTHER EVALUATED BY A CONTRACTOR of your choice WITHIN THE TIME PERIOD OF YOUR CONTRACT

| CONDITION | LOCATION / COMMENTS |
|--------------------------------------|--|
| Window / Door Flashing / Trim | BRICK WINDOW SILL LEFT MSTR. WINDOW HAS 3 BROKEN BRICKS |
| Walls: Cracked, Water stains | FIRE PL. WALL ABOVE HAS WATER STAINS/ 2ND FL BONUS RM. WALL IS CRACKED/MSTR CLOSET WALL HAS SMALL DAMAGE |
| Doors - glass, frame, sill, hardware | MSTR. CLOSET AND NUMEROUS OTHER DOORS DRAG CARPET/ BONUS RM CLOSET DOOR WONT SHUT. |