

Home Inspection Report

Inspection Date: 10/20/2016



123 Any Street
Any Town, IL 12345

Prepared for: Chuck Wagon & Dee Major

Inspected by: John Cheney, ACI

Pristine
Inspections & Testing



CERTIFIED
INSPECTOR

3912 Trailway Dr.
Champaign, IL 61822
217.352.3743

Repairs Recommended Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Acceptance of this inspection report shall constitute agreement with all the terms of the Inspection Agreement, regardless of whether the Agreement is signed. The Agreement is included at the end of the report and is located on the internet at www.PristineHomeInspections.com

Exterior Surface and Components

1. **House & Garage Exterior Surface Type:** Vinyl Siding - Gap noted in the vinyl siding on east side of garage. Repairs are recommended to ensure the siding is protecting the house. Generally, this can be accomplished by sliding the siding back into place.
2. **Trim:** Metal, Wood - Moisture damage noted. Wood repairs may be needed.



3. **Exterior Lighting:** Pole & Surface Mounted - Inoperative front light fixture and side garage light noted. The switch did not turn on the light, so bulb replacement, possibly fixture repairs, is recommended to make this light operational once again.

Lights appear to be activated by a photocell type switch. Due to this, I was unable to test the light for operation during this inspection.

4. **Hose Faucets:** Tested - Unsecured hose faucet noted. All hose faucets should be properly secured to prevent twisting during operation. Damage to the piping can/will occur over time causing a leak. Repairs are recommended.



Roof

5. **House & Garage Roof Surface Material:** Composition Shingles - Missing and damaged shingles noted. Repairs are recommended to correct this condition. Failure to properly replace the missing tab can result in a roof leak.

Replacement shingles installed in areas on the roof.

Roof shows signs of deterioration and aging.



Repairs Recommended Summary (Continued)

6. **Flashing: Metal, Neoprene** - Improper flashing installation was observed. Flashing material is supposed to be located under the shingles, not laying on top of the shingles.



7. **Plumbing Vents: PVC** - Plumbing vent line disconnected in the attic. Plumbing vent repairs are needed to correct such a condition because a non-vented or poorly vented waste system will not operate safely, allow sewer gases to enter the structure and tends to plug up easily. Contact a qualified plumber for a further inspection and repairs.



Air Conditioning

8. **North, East AC System External Condenser Unit: Damaged Fins** Observed - Damage was observed on the cooling fins due to animal urine. The acid has deteriorated the metal fins and will eventually create a leak in the copper tube which holds the refrigerant. The extent of the damage can not be determined at this time due to the continuing deterioration even in the absence of the animal. The damage will effect the efficiency of the unit and the only remedy is a new unit. The unit should be monitored and replaced on an as needed basis.



Plumbing

9. **Water Lines: Copper** - Corrosion noted on the water supply by the water heater. Further evaluation is recommended to determine if it is currently leaking and repairs made if needed.



10. **Basement Water Heater Flue Pipe: Single Wall Into B-Vent** - Rust holes observed in the flue above the roof. Replacement flue piping is recommended to ensure the furnace is venting properly.



Bathroom

11. **Master Bathroom Spa Tub: Built-In Tub w/Ceramic Tile Surround** - Slow draining was observed when testing the spa tub. Drain clean-out or other repairs appear to be needed to correct this condition to ensure adequate draining of this fixture.

GFCI outlet in the bathroom controls the tub.

Repairs Recommended Summary (Continued)

12. **1st Floor Half Bathroom Ventilation:** Electric Unit - Noisy fan unit noted. Adjustments/repairs sound like they are needed, and it is possible that a replacement fan unit may be needed in order to correct this issue.

Bedroom

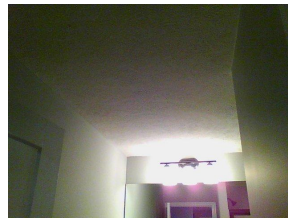
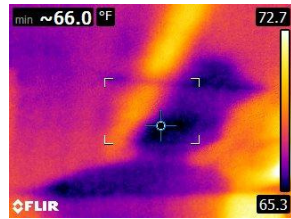
13. **South Bedroom Windows:** Vinyl - Rust stains observed on the inside of the glass pane due to a broken seal. While this does not allow water or air to pass through, it is a nuisance and will probably start getting worse or become milky. Glass pane replacement is recommended to correct this problem, but not required.

Area

14. **Family Room Area Windows:** Vinyl - Fogged glass pane is present due to a broken seal. While a fogged glass pane does not allow water or air to pass through, it is a nuisance. Glass pane replacement is recommended to correct this problem, but not required. Middle

Basement

15. **. Basement Ceiling:** Drywall, Exposed Framing - Stains were not observed on the ceiling under the master shower but infrared identified a sign of moisture and it was tested with my moisture meter. Repairs are needed to correct the moisture condition/water leak. Once the water source is corrected, the ceiling surface will need to be repaired.



16. **. Basement Electrical:** GFCI Outlet, Grounded Outlets (3-prong) - Uncovered junction box observed which leaves the wiring susceptible to damage. Install a proper cover to correct this deficiency.



17. **. Basement Lights, Switches, Ceiling Fans:** Lighting Present - Loose light observed. Properly secure the light to ensure that it remains stable.



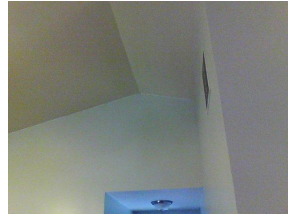
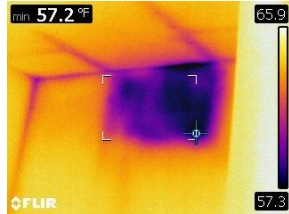
Repairs Recommended Summary (Continued)

Attic

18. House & Garage Attic Roof Framing: 2x4 Truss, 2x6 Rafter - Loose gusset plate noted on a truss. Repairs are recommended to ensure the stability of the engineered truss. Repairs are recommended by a qualified carpenter.



19. House & Garage Attic Insulation Type: Fiberglass Blown-in - Missing/moved insulation on a wall area. Repairs are recommended to keep the house properly insulated.



20. House & Garage Attic Electrical: Wiring & Lighting - Missing light bulb prevented testing of the fixture. Replace the bulb and test the light for operation.



Structure

21. Joists/Trusses: Wood I-Joists, 2x10 Wood - Modified wood I-joist was observed. There is a notch cut out of a floor joist, and on this type of framing system, no notching is typically permitted per the manufacturer's specifications. I recommend contacting the joist manufacturer for repair specifications per their engineering department. Such specifications should be followed exactly in order to ensure the I-joist is properly repaired.

Insect damaged wood was observed. Wood repairs may be needed, so a qualified carpenter should evaluate this damage and make repairs as needed.



Upgrade Recommended Summary

Roof

1. **Gutter Downspout Extension:** Plastic - Longer downspout extensions are recommended. Extensions should extend 4-6 feet beyond the foundation perimeter to help divert the water away from the house. Adding the extensions should help with a current water problem or prevent water problems from occurring.

Electrical

2. **Garage Electric Panel AFCI Upgrade:** Branch/feeder AFCI breakers observed which were the original type of AFCI, but can no longer be used and have been replaced with "combination" AFCI's. The newer combination type AFCI breakers provide protection from parallel arc-faults in house wiring and low level series arc-faults that can occur in cords and inside appliance equipment. This "combination" method of protection is superior to the older branch/feeder type breakers which generally only offer protection from parallel arc-faults (which are very uncommon). Most areas do not require AFCI protection and the current breakers are functioning properly, but if you desire the additional protection, upgrading is recommended.



Maintenance Summary

Garage/Carport

1. **Attached Garage Exterior Side Door:** Metal & Glass - Paint repairs appear to be needed at the trim, brick mold, around the door. Scraping/prep work should be completed prior to application of the paint. If any soft wood is encountered during the preparation portion of the paint job, wood repairs/replacement would need to be completed as well.



Plumbing

2. **Basement Water Heater Operation:** Tested - Temperature of 149 degrees F was measured at a faucet. Turning down the temperature control on the water heater is recommended since normal water temperature should be 115-125. Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds. Burns will also occur with a six-second exposure to 140 degree water or with a thirty second exposure to 130 degree water. Even if the temperature is 120 degrees, a five minute exposure could result in third-degree burns.

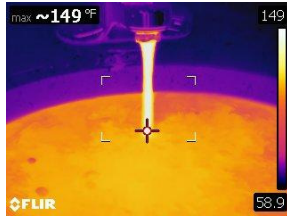


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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

F	Functional	Functional at the time of the inspection.
R	Repairs Recommended	Item is in need of repairs at this time.
U	Upgrade Recommended	Item is recommended for upgrading for safety or other reasons. These items were probably not required when the structure was built.
M	Maintenance	Item is usually something that requires regular attention to maintain the house.
NP	Not Present	Item not present or not found.
NV	Not Visible	Item was not visible at the time of the inspection.
NT	Not Tested	Due to conditions beyond our control, this item/area was not tested. Reasons may be due to: storage, weather, item not completely installed, utilities not turned on, pilot light not lit, or the item may fall outside the scope of the inspection, etc.

General Information

Property Information

Property Address 123 Any Street
City Any Town State IL Zip 12345

Contact Name .

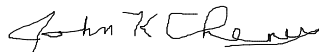
Client Information

Client Name Chuck Wagon & Dee Major

Inspection Company

Inspector Name John Cheney
Company Name Pristine Inspections & Testing, Inc.
Address 3912 Trailway Dr.
City Champaign State IL Zip 61822
Phone 217-352-3743 Fax 217-402-9851
E-Mail Inspectors@PristineHI.com Entity License # 451000932

Signature



Inspected By John Cheney, ACI
License # 4500001239, Expires 11/30/2018
Additional Inspectors: Casey McMurray
License # 4500011695, Expires 11/30/2018

File Number 12345
Inspection Fee \$345.00
Payment Method Credit Card Online

Conditions

Others Present Client 100%, Client's Agent 100%
Estimated Year Built 2005 Estimated Age 12 Years Entrance Faces South Property Occupied Yes
Inspection Date 10/20/2016
Start Time 1:30 pm End Time 4:51pm
Electric On ☒ Yes ☐ No ☐ Not Applicable
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable

General Information (Continued)

Water On ☒ Yes ☐ No ☐ Not Applicable
 Temperature 63 degrees F
 Weather Sunny Soil Conditions Damp
 Space Below Grade Basement
 Building Type 2-Story Garage Attached
 Sewage Disposal Municipal How Verified Visual Inspection
 Water Source Municipal How Verified Visual Inspection
 Additions/Modifications N/A

Lots and Grounds

F R U M NP NV NT

1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Driveway: Concrete - Concrete pitted and chipped
2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Walks: Concrete
3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Steps/Stoops: Concrete
4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Patio: Concrete
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Grading: Flat, Minor Slope - Low spots observed around the foundation. The addition of fill dirt is recommended to improve the grade.
6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Vegetation: Grass, Shrubs
7. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Window Wells: Metal Well Drain Present
8. Basement Stair Drain: No
9. Exterior Surface Drain: No
10. Lawn Sprinkler: No

Exterior Surface and Components

Make sure all garden hoses are disconnected from exterior hose faucets prior to freezing weather. Failure to remove the hose can result in the water lines inside the structure to burst and cause a flood condition.

F R U M NP NV NT

House & Garage Exterior Surface

1. ☐ ☒ ☐ ☐ ☐ ☐ ☐ Type: Vinyl Siding - Gap noted in the vinyl siding on east side of garage. Repairs are recommended to ensure the siding is protecting the house. Generally, this can be accomplished by sliding the siding back into place.
2. ☐ ☒ ☐ ☐ ☐ ☐ ☐ Trim: Metal, Wood - Moisture damage noted. Wood repairs may be needed.
3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Fascia: Metal
4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Soffits: Vinyl
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Door Bell: Hard Wired System
6. ☐ ☒ ☐ ☐ ☐ ☐ ☐ Exterior Lighting: Pole & Surface Mounted - Inoperative front light fixture and side garage light noted. The switch did not turn on the light, so bulb replacement, possibly fixture repairs, is



Exterior Surface and Components (Continued)

Exterior Lighting: (continued)

recommended to make this light operational once again.

Lights appear to be activated by a photocell type switch. Due to this, I was unable to test the light for operation during this inspection.

7. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Exterior Electric Outlets:** Grounded Outlets (GFCI protected) - Homeowner Operational Note: The GFCI outlet in the garage will restore the power to the outlets.

8. **Exterior Hose Faucets:** Yes

9. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Hose Faucets:** Tested - Unsecured hose faucet noted. All hose faucets should be properly secured to prevent twisting during operation. Damage to the piping can/will occur over time causing a leak. Repairs are recommended.



10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Gas Meter:** West Side Of Structure

11. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Main Gas Valve:** At The Gas Meter

Roof

The roof is not a shingle by shingle inspection, rather an overview of the overall roof condition.

F R U M N P N V N T

House & Garage Roof Surface

1. **Method of Inspection:** Walked The Roof Surface
2. **Unable to Completely Inspect:**
3. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Material:** Composition Shingles - Missing and damaged shingles noted. Repairs are recommended to correct this condition. Failure to properly replace the missing tab can result in a roof leak.

Replacement shingles installed in areas on the roof.

Roof shows signs of deterioration and aging.



4. **Type:** Gable
5. **Approximate Age:** 10+ Years

Roof (Continued)

6. ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Flashing:** Metal, Neoprene - Improper flashing installation was observed. Flashing material is supposed to be located under the shingles, not laying on top of the shingles.



7. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Valleys:** Cut Shingles (closed valley)
 8. ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Plumbing Vents:** PVC - Plumbing vent line disconnected in the attic. Plumbing vent repairs are needed to correct such a condition because a non-vented or poorly vented waste system will not operate safely, allow sewer gases to enter the structure and tends to plug up easily. Contact a qualified plumber for a further inspection and repairs.



. Chimney

9. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Type:** Vinyl Siding w/ Metal Crown
 10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Flue:** Metal
 11. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Flue Cap:** Metal
 12. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Gutters:** Metal
 13. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Downspouts:** Metal
 14. ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Gutter Downspout Extension:** Plastic - Longer downspout extensions are recommended. Extensions should extend 4-6 feet beyond the foundation perimeter to help divert the water away from the house. Adding the extensions should help with a current water problem or prevent water problems from occurring.

Air Conditioning

F R U M N P N V N T

North, East AC System

1. ☐ ☐ ☐ ☐ ☐ ☐ ☒ **Operation:** Too Cool To Test
 2. ☐ ☐ ☐ ☐ ☐ ☐ ☒ **Exterior Unit:** Trane
 3. **Type:** Central A/C **Capacity:** 3.5 Ton
 4. **Area Served:** Entire House **Approximate Age:** 11 Years
 5. **Fuel Type:** 240 **Temperature Differential:** N/A
 6. ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ **External Condenser Unit:** Damaged Fins Observed - Damage was observed on the cooling fins due to animal urine. The acid has deteriorated the metal fins and will eventually create a leak in the copper tube which holds the refrigerant. The extent of the damage can not be determined at this time due to the continuing deterioration even in the absence of the animal. The damage will effect the efficiency of the unit and the only remedy is a new unit. The unit should be



Air Conditioning (Continued)

External Condenser Unit: (continued)

monitored and replaced on an as needed basis.

7. ☐☐☐☐☐☐☒ Refrigerant Lines: Appear Functional
8. ☐☐☐☐☐☐☒ Electrical Disconnect: Spade Disconnect
9. ☐☐☐☐☐☐☒ Condensate Removal: PVC to Sump Pump

Garage/Carport

F R U M NP NV NT

Attached Garage

1. Location: Front Of House Car Spaces: 2

2. ☐☐☐☒☐☐☐ Exterior Side Door: Metal & Glass - Paint repairs appear to be needed at the trim, brick mold, around the door. Scraping/prep work should be completed prior to application of the paint. If any soft wood is encountered during the preparation portion of the paint job, wood repairs/replacement would need to be completed as well.



3. ☒☐☐☐☐☐☐ Overhead Garage Doors: Metal
4. Number of Overhead Doors: ☒ 1 ☐ 2 ☐ 3 ☐ More than 3 ☐ None
5. ☒☐☐☐☐☐☐ Door Operation: Mechanized

Double Door Garage Door Opener

6. ☒☐☐☐☐☐☐ Manufacturer: Genie
7. Door Opener Safety Systems: ☒ Elec. Eyes ☒ Pressure ☐ None
8. Due to storage in the garage, the comments reflect only the visible portion of the items below.

Attached Garage Interior

9. ☒☐☐☐☐☐☐ Walls: Drywall
10. ☒☐☐☐☐☐☐ Ceiling: Drywall
11. ☒☐☐☐☐☐☐ Floor/Foundation: Concrete
12. Floor Drain: No
13. ☒☐☐☐☐☐☐ Door To House: Metal
14. ☒☐☐☐☐☐☐ Electrical: GFCI Outlet, Grounded Outlets (GFCI Protected)
15. ☒☐☐☐☐☐☐ Lights, Switches, Ceiling Fans: Lighting Present

Garage Sink

16. Vanity Cabinet ☐ Yes ☒ No
17. ☒☐☐☐☐☐☐ Sink/Basin: Plastic
18. ☒☐☐☐☐☐☐ Sink Plumbing/Fixtures: Tested

Electrical

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1. Service Size Amps: 200 Volts: 120-240
2. ☒☐☐☐☐☐☐ Service Type: Underground
3. ☒☐☐☐☐☐☐ Electrical Mast: Wall / Surface Mounted

Electrical (Continued)

4. External Disconnect? ☐ Yes ☒ No

5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ 120 Branch Circuits: Copper

6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ 240 Branch Circuits: Copper

7. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Conductor Type: Plastic Covered

8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ground: Appears to Extend Down from the Meter Base

9. Generator Backup? No

Garage Electric Panel

10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Manufacturer: Cutler-Hammer

11. Panel Max Capacity: 200 Amps

12. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Service Wire: Copper

13. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Main Disconnect Size/Type: 200 Amp Breaker

14. - Breakers

15. 120 : 25 240: 3 Empty Slots: 11

16. Arc Fault Circuit Interrupter(s) in Panel? ☒ Yes ☐ No AFCI breakers were not tested since the house is occupied and I didn't want to harm any equipment plugged into an outlet supported by the AFCI. Testing the AFCI is recommended to ensure it functions properly.

17. AFCI Upgrade: Branch/feeder AFCI breakers observed which were the original type of AFCI, but can no longer be used and have been replaced with "combination" AFCI's. The newer combination type AFCI breakers provide protection from parallel arc-faults in house wiring and low level series arc-faults that can occur in cords and inside appliance equipment. This "combination" method of protection is superior to the older branch/feeder type breakers which generally only offer protection from parallel arc-faults (which are very uncommon). Most areas do not require AFCI protection and the current breakers are functioning properly, but if you desire the additional protection, upgrading is recommended.



18. Ground Fault Circuit Interrupter(s) in Panel? ☐ Yes-GFCI protection in the electric panel is normally used for exterior & garage outlets and whirlpool tubs. It is recommended that GFCIs be installed in areas where appliances and power tools are used in close proximity to water. Tap water or wet objects are able to conduct electricity very easily and can connect your body to a ground potential, thus increasing your chances of receiving a shock from a ground fault. Appliances that have built-in GFCI protection, as now required for hair dryers, may not need additional GFCI protection, but there are still many appliances not equipped with GFCI protection. Many consumers don't check their GFCIs to verify they are working. GFCIs are electronic devices that can be damaged or wear out. The electrical receptacle in a GFCI may continue to function, even if the GFCI circuit no longer works. If this is the case, have a qualified electrician replace as soon as possible. ☒ No

19. - Is the panel bonded? ☒ Yes ☐ No ☐ Not Determined

Heating System

If duct board material is used on any portion of the HVAC system, please be advised that such material is very susceptible to damage and the tape that holds the joints together can come loose with age. Periodic inspections are recommended to ensure proper operation of the HVAC system.

New mid efficiency units typically have smaller openings making it very difficult to see any of the heat exchanger and usually only 25% of the heat exchanger in a conventional gas furnace is visible. My comments reflect only the visible portion of the heat exchanger.

Humidifiers are not part of the standard Pristine inspection. A qualified HVAC technician should inspect this unit to ensure that it operates properly. Also, annual maintenance of the humidifier unit is highly recommended.

F R U M NP NV NT

Basement Heating System

1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Operation: Tested

2. Manufacturer: Trane



3. Type: Forced Air Capacity: 110,000 BTU

4. Area Served: Entire House Approximate Age: 11 Years

5. Fuel Type: Natural gas

6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Number of Burners: 5 Burners

7. Enclosed Combustion: No

8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Filter Location: Left Side of Furnace Filter Type: Disposable Filter Filter Size: 16x25x1 - Check the filter monthly and anticipate changing it every 2-3 months. For the best results, you can use the pleated filters when using the air conditioning and the mesh filters during the heating season. This method optimizes the ability of the furnace to get air flow while heating keeping the heat exchanger from overheating thus prolonging its life.

9. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Distribution: Flex Ducts, Duct Board, Metal Ducts, Metal Ducts - Homeowner Operational Note: Dampers observed on the main trunk lines which allow you to control air flow to the area manually. Usually these are located on the 1st floor and 2nd floor main trunks to allow different airflow to the areas in the different seasons. The 2nd floor would be "open" in the summer to allow cool air to the area while the 1st floor would be partially closed. The opposite is true for the winter since heat rises.

10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Flue Pipe: Single Wall Into B-Vent

11. Humidifier: Yes

12. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Thermostats: Digital

Plumbing

F R U M NP NV NT

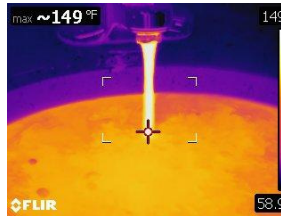
1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Service Line:** Plastic, Copper
2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Main Water Shutoff:** Basement
3. ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Water Lines:** Copper - Corrosion noted on the water supply by the water heater. Further evaluation is recommended to determine if it is currently leaking and repairs made if needed.



4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Drain Pipes:** PVC
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Service Caps:** Observed
6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ **Gas Service Lines:** Black Iron, Flex Gas Line (CSST-Corrugated Stainless Steel Tubing)

Basement Water Heater

7. ☐ ☐ ☐ ☒ ☐ ☐ ☐ **Operation:** Tested - Temperature of 149 degrees F was measured at a faucet. Turning down the temperature control on the water heater is recommended since normal water temperature should be 115-125. Most adults will suffer third-degree burns if exposed to 150 degree water for two seconds. Burns will also occur with a six-second exposure to 140 degree water or with a thirty second exposure to 130 degree water. Even if the temperature is 120 degrees, a five minute exposure could result in third-degree burns.



8. Manufacturer: State



- [illegible]



Laundry Room/Area

Pristine Home Inspections do not operate or test washing machines and dryers. If the washer/dryer are included with the house, they should be tested prior to closing to determine if they function properly.

F R U M NP NV NT

. Laundry Room/Area

1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ceiling: Drywall
2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Walls: Drywall
3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Floor: Laminate
4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Doors: Hollow Wood
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl
6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Electrical: Grounded Outlets (3-prong)
7. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Lights, Switches, Ceiling Fans: Lighting Present
8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ HVAC Source: Floor Register
9. ☐ ☐ ☐ ☐ ☐ ☐ ☒ Washer Hose Bib: Observed Only
10. ☐ ☐ ☐ ☐ ☐ ☐ ☒ Washer Drain: Wall Mounted Drain
11. ☐ ☐ ☐ ☐ ☐ ☐ ☒ Dryer Vent: Aluminum Foil Flex
12. Dryer Hookup: ☒ Electric ☐ Gas

Kitchen

Pristine Home Inspections do not operate or test the automatic ice maker or water dispensers located on the refrigerator. If the refrigerator is included with the house, these items should be tested prior to closing to determine whether they function properly.

The appliances are not tested for complete and full operation. I cannot predict how they will perform under regular use. Comments will be related to basic operation and abnormal noises or functionality. The quality of operations is not part of the home inspection.

F R U M NP NV NT

. Kitchen

1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Cooking Appliances: Electric Range
2. Stove Hookup: ☒ Electric ☐ Gas
3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ventilator: Tested - The fan unit does not vent to the exterior of the house, it simply returns the air back into the kitchen area. This is known as a recirculating type fan.
4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Disposal: Tested
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Dishwasher: Tested
6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Refrigerator: Tested
7. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Microwave: Tested
8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink: Tested
9. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink Plumbing/Fixtures: Tested
10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Electrical: GFCI Outlets, Grounded Outlets (GFCI Protected)
11. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Lights, Switches, Ceiling Fans: Lighting Present
12. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Counter Tops: Laminate
13. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Cabinets: Wood & Composite Materials
14. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ceiling: Drywall
15. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Walls: Drywall, Tile
16. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Floor: Laminate
17. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Doors: Vinyl Slider
18. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Windows: Vinyl

Kitchen (Continued)

19. ☒ ☐ ☐ ☐ ☐ ☐ ☐ HVAC Source: Floor Registers

Bathroom

F R U M NP NV NT

2nd Floor Hall Bathroom

1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ceiling: Drywall
 2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Walls: Drywall
 3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Floor: Vinyl Floor Covering
 4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Doors: Hollow Wood
 5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Electrical: GFCI Outlet, Grounded Outlet (GFCI Protected)
 6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Lights, Switches, Ceiling Fans: Lighting Present
 7. Vanity Cabinet ☒ Yes ☐ No
 8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink/Basin: Cultured Marble
 9. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink Plumbing/Fixtures: Tested
 10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Tub/Shower: One Piece Unit
 11. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Toilet: Tested
 12. ☒ ☐ ☐ ☐ ☐ ☐ ☐ HVAC Source: Ceiling Register
 13. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ventilation: Electric Unit

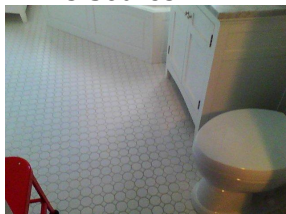
Master Bathroom

14. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ceiling: Drywall
 15. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Walls: Drywall
 16. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Floor: Carpet, Vinyl Floor Covering
 17. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Doors: Hollow Wood, Hollow Wood Pocket
 18. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Electrical: GFCI Outlets, Grounded Outlets (GFCI Protected)
 19. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Lights, Switches, Ceiling Fans: Lighting Present
 20. Vanity Cabinet ☒ Yes ☐ No
 21. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink/Basin: Cultured Marble
 22. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Sink Plumbing/Fixtures: Tested
 23. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Shower: One Piece Unit
 24. ☐ ☒ ☐ ☐ ☐ ☐ ☐ Spa Tub: Built-In Tub w/Ceramic Tile Surround - Slow draining was observed when testing the spa tub. Drain clean-out or other repairs appear to be needed to correct this condition to ensure adequate draining of this fixture.

GFCI outlet in the bathroom controls the tub.

25. Spa Tub GFCI: Bathroom Wall

26. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Toilet: Tested
 27. ☒ ☐ ☐ ☐ ☐ ☐ ☐ HVAC Source: Ceiling Registers, Floor Radiant Heat



28. ☒ ☐ ☐ ☐ ☐ ☐ ☐ Ventilation: Electric Unit

Bathroom (Continued)

1st Floor Half Bathroom

- | | | | | | | | |
|-----|--|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 29. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Ceiling: Drywall |
| 30. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Walls: Drywall |
| 31. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Floor: Laminate |
| 32. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Doors: Hollow Wood |
| 33. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Electrical: GFCI Outlet |
| 34. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Lights, Switches, Ceiling Fans: Lighting Present |
| 35. | Vanity Cabinet ☐ Yes ☒ No | | | | | | |
| 36. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Sink/Basin: Pedestal |
| 37. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Sink Plumbing/Fixtures: Tested |
| 38. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Toilet: Tested |
| 39. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | HVAC Source: Floor Register |
| 40. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Windows: Vinyl |
| 41. | ☐ | ☒ | ☐ | ☐ | ☐ | ☐ | Ventilation: Electric Unit - Noisy fan unit noted. |
- Adjustments/repairs sound like they are needed, and it is possible that a replacement fan unit may be needed in order to correct this issue.

Bedroom

F R U M NPNVNT

Master Bedroom

- | | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Closet: Walk-In, Small |
| 2. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Ceiling: Drywall |
| 3. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Walls: Drywall |
| 4. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Floor: Carpet |
| 5. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Doors: Hollow Wood, Hollow Wood Pocket |
| 6. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Windows: Vinyl |
| 7. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Electrical: Grounded Outlets (3-prong) |
| 8. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Lights, Switches, Ceiling Fans: Lighting, Ceiling Fan |
| 9. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | HVAC Source: Ceiling Registers |

North Bedroom

- | | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 10. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Closet: Walk-In |
| 11. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Ceiling: Drywall |
| 12. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Walls: Drywall |
| 13. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Floor: Carpet |
| 14. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Doors: Hollow Wood |
| 15. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Windows: Vinyl |
| 16. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Electrical: Grounded Outlets (3-prong) |
| 17. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Lights, Switches, Ceiling Fans: Lighting, Ceiling Fan |
| 18. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | HVAC Source: Ceiling Registers |

South Bedroom

- | | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------|
| 19. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Closet: Large |
| 20. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Ceiling: Drywall |
| 21. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Walls: Drywall |
| 22. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Floor: Carpet |
| 23. | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | Doors: Hollow Wood |

Bedroom (Continued)

24. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Windows:** Vinyl - Rust stains observed on the inside of the glass pane due to a broken seal. While this does not allow water or air to pass through, it is a nuisance and will probably start getting worse or become milky. Glass pane replacement is recommended to correct this problem, but not required.
25. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Electrical:** Grounded Outlets (3-prong)
26. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Lights, Switches, Ceiling Fans:** Lighting, Ceiling Fan
27. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **HVAC Source:** Ceiling Register

Area

F R U M NP NV NT

Dining Room Area

1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Ceiling:** Drywall
2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Walls:** Drywall
3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Floor:** Laminate
4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Windows:** Vinyl
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Electrical:** Grounded Outlets (3-prong)
6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Lights, Switches, Ceiling Fans:** Lighting Present
7. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **HVAC Source:** Floor Registers

Family Room Area

8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Ceiling:** Drywall
9. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Walls:** Drywall
10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Floor:** Laminate
11. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Windows:** Vinyl - Fogged glass pane is present due to a broken seal. While a fogged glass pane does not allow water or air to pass through, it is a nuisance. Glass pane replacement is recommended to correct this problem, but not required. Middle
12. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Electrical:** Grounded Outlets (3-prong)
13. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Lights, Switches, Ceiling Fans:** Lighting, Ceiling Fan
14. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **HVAC Source:** Floor Registers

Front Entry Area

15. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Closet:** Small
16. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Ceiling:** Drywall
17. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Walls:** Drywall
18. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Floor:** Laminate
19. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Doors:** Metal to Exterior
20. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Windows:** Fixed Pane
21. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Electrical:** Grounded Outlets (3-prong)
22. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Lights, Switches, Ceiling Fans:** Lighting Present
23. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **HVAC Source:** Floor Register

Fireplace/Wood Stove

All fireplace units that are used frequently should be examined/cleaned annually by a chimney sweep or brick mason as a fire safety precaution.

F R U M NP NV NT

Family Room Fireplace

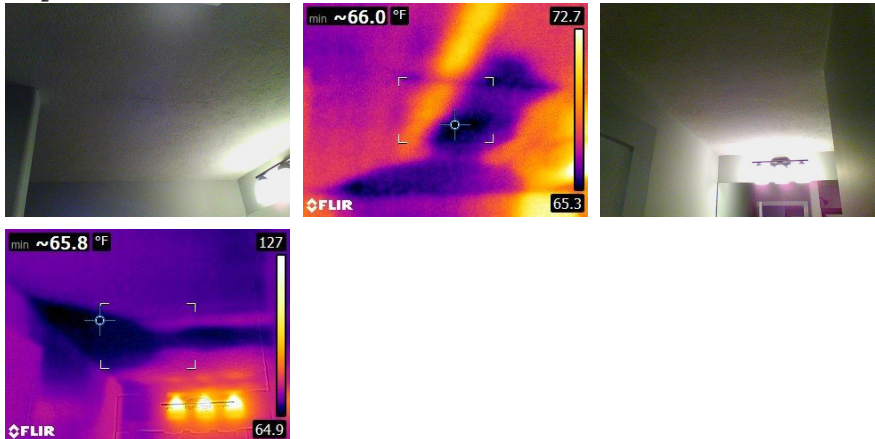
1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Freestanding Stove:** Gas Log
2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Construction:** Metal Prefab
3. **Type:** Gas Log (metal piping vents through roof)
4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Flue:** Metal Piping **Percent of flue inspected:** 100% Inspected
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Damper:** Operated
6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Hearth:** Brick

Basement

F R U M NP NV NT

. Basement

1. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Ceiling:** Drywall, Exposed Framing - Stains were not observed on the ceiling under the master shower but infrared identified a sign of moisture and it was tested with my moisture meter. Repairs are needed to correct the moisture condition/water leak. Once the water source is corrected, the ceiling surface will need to be repaired.



2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Walls:** Drywall, Exposed Framing, Concrete - Crack under window observed. Repairs have been made, so continue to monitor.
3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Floor:** Carpet, Concrete, Vinyl Floor Covering
4. **Floor Drain:** No
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Doors:** Hollow Wood, Hollow Wood Pocket
6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Windows:** Vinyl
7. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Electrical:** GFCI Outlet, Grounded Outlets (3-prong) - Uncovered junction box observed which leaves the wiring susceptible to damage. Install a proper cover to correct this deficiency.



Basement (Continued)

8. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Lights, Switches, Ceiling Fans:** Lighting Present - Loose light observed. Properly secure the light to ensure that it remains stable.



9. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **HVAC Source:** Ceiling Registers
 10. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Insulation:** Fiberglass
 11. ☐ ☐ ☐ ☐ ☐ ☐ ☒ **Sump Pump Type:** Submersible Pump Unit - Unable to test; sealed unit.

12. **Sump Pump Backup:** ☒ Water ☐ Battery ☐ Other ☐ None

13. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Radon Mitigation System:** Active System Present - Active radon mitigation system is present and runs from the basement through the garage, up through the attic and through the roof. From the exterior it looks like a normal plumbing vent on the roof. This type of mitigation system should lower the radon level, but there is no way to determine if it is actually lowering it below 4.0 pCi/l.



If it hasn't been tested or if it hasn't been tested in the last 2 years, testing is recommended. The EPA recommends testing for radon every 2 years to ensure the system is still functioning properly.

14. **Moisture:** None Noted/Observed

15. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Stairs/Railings:** Carpeted Stairs, Complete Handrail System

Attic

A vapor barrier is not required and usually not installed by builders in this area.

F R U M NP NV NT

House & Garage Attic

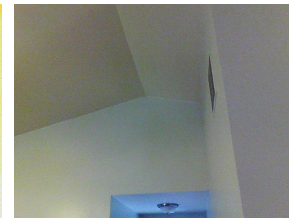
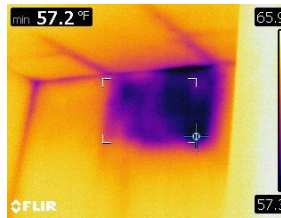
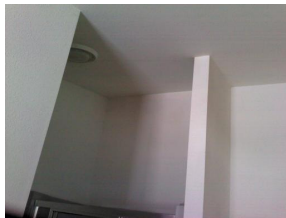
1. **Method of Inspection:** Walked Through a Portion of the Attic
 2. **Unable to Completely Inspect:** Insulation Installation - Due to insulation type and depth, I did not walk through this area. Doing so would damage the thermal blanket that the insulation provides.
 3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Access Location:** Bedroom **Access:** Drywall Panel

Attic (Continued)

4. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Roof Framing:** 2x4 Truss, 2x6 Rafter - Loose gusset plate noted on a truss. Repairs are recommended to ensure the stability of the engineered truss. Repairs are recommended by a qualified carpenter.



5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Sheathing:** Oriented Strand Board (OSB)
 6. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Ventilation:** Roof and Soffit Vents
 7. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Insulation Type:** Fiberglass Blown-in - Missing/moved insulation on a wall area. Repairs are recommended to keep the house properly insulated.



8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Insulation Depth:** 10" - 12"



9. Not Present **Vapor Barrier:**

10. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Electrical:** Wiring & Lighting - Missing light bulb prevented testing of the fixture. Replace the bulb and test the light for operation.



11. **Moisture Penetration:** None Noted/Observed

12. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Bathroom Fan Venting:** Vent To Exterior

Structure

F R U M N P N V N T

1. Due to finished surfaces, the comments reflect only the visible portion of the items below.

2. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Structure Type:** Wood Frame
3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Foundation:** Poured Concrete
4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Beams:** Laminated Wood
5. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Piers/Posts:** Steel Posts
6. ☐ ☒ ☐ ☐ ☐ ☐ ☐ **Joists/Trusses:** Wood I-Joists, 2x10 Wood - Modified wood I-joist was observed. There is a notch cut out of a floor joist, and on this type of framing system, no notching is typically permitted per the manufacturer's specifications. I recommend contacting the joist manufacturer for repair specifications per their engineering department. Such specifications should be followed exactly in order to ensure the I-joist is properly repaired.

Insect damaged wood was observed. Wood repairs may be needed, so a qualified carpenter should evaluate this damage and make repairs as needed.



7. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Subfloor:** Oriented Strand Board (OSB Sheathing)
8. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Floor/Slab:** Concrete
9. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Radon Mitigation System:** Active System Present

Interior

Asbestos is excluded from our inspections and I am not qualified to perform an asbestos inspection but some materials are widely recognized as a potential source of asbestos, so further evaluation by a qualified environmental inspector is recommended if you suspect asbestos.

Examples include sheet vinyl flooring, asphalt and vinyl floor tiles, adhesive mastics, acoustic ceiling texture, old heat duct insulation and tape, asphalt composition roofing materials, plaster, stucco, drywall, joint compound, attic insulation and many more. Those materials that contain asbestos are usually not hazardous if they are undamaged and allowed to remain as-is.

F R U M N P N V N T

1. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Stairs/Handrails:** Carpeted Stairs, Complete Handrail System
2. **Central Vacuum:** No
3. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Smoke Detector(s):** Present - All Levels, Present In Bedrooms - Test all smoke detectors monthly, replace the battery at least once per year, and install brand new smoke detectors if they are older than 10 years. Manufacture dates were not checked during the inspection.
4. ☒ ☐ ☐ ☐ ☐ ☐ ☐ **Carbon Monoxide Detector(s):** Present - Near Bedrooms - Test all carbon monoxide detectors monthly, replace the battery at least once per year, and install brand new detectors every 5 years.

Inspection Agreement

Inspector Name: John Cheney, ACI
Company Name: Pristine Inspections & Testing, Inc.

Client Name: Chuck Wagon & Dee Major
Address:
City, State Zip:

Property Address: 123 Any Street
City State Zip Any Town, IL 12345

**This is a legally binding contract and contains an arbitration clause.
Please read it carefully.**

Inspection Fee \$ \$345.00

This inspection agreement contains the terms and conditions of CLIENT's (named above) contract with the inspection company, herein referred to as INSPECTOR, for an inspection of the property stated above. The inspection agreement contains limitations on the scope of the inspection, remedies and liability. By signing below, CLIENT represents and warrants that all necessary approvals have been secured for the INSPECTOR to perform the inspection of the property. CLIENT also warrants that they will carefully read the entire inspection or inspection report.

Inspection

The INSPECTOR agrees to perform a limited visual inspection and an inspection report of the systems and components included in the inspection as they exist at the time of inspection and for which the CLIENT agrees to pay a fee. The inspection will be performed in accordance with the standards of practice of the American Society of Home Inspectors, and is limited by the limitations, exceptions and exclusions so stated in the standards of practice and this agreement. Copies of these standards will be provided upon request.

This inspection is limited to a visual examination of the exposed and readily accessible areas of the building, and to this extent includes an evaluation of the following major components:

Foundation Electrical Exterior Walls Doors Sub-floor Framing Plumbing Roofing Ceilings Windows Site Drainage Heating A/C Attic
Floors Venting Built-in Appliances Water heaters Fireplaces Stairs Chimneys

If near building: Paving, Decks

Limitations, Exception and Exclusions

The inspection only includes the systems and components expressly and specifically identified in the inspection report. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpet, ceilings, furnishings or other fashion is excluded. The inspection does not include any destructive testing or the dismantling or moving of any objects or portion of the premises. The following systems and components and areas are among those NOT included in the inspection or inspection report.

- Latent or concealed defects, compliance with zoning or ordinances or permit research or system or component recalls.
- Structural, geological, soil, wave, action or hydrological stability, survey, engineering, analysis, or testing.
- Obtaining or reviewing information from any third party.
- Termites or other wood destroying insects and organisms, rodents or other pests, dry rot or fungus; or other damage relating to the proceeding.
- Private water, sewer systems or related equipment, such as wells, septic systems, sewage pumps, water softeners or purifiers, radiant heat systems or solar heating systems.
- Low voltage electrical systems, such as TV antenna, TV signal cables, cable TV systems, telephones, intercoms, speaker wires, automated equipment, and landscape lighting.
- Pools, spas, hot tubs, saunas, steam baths, ponds, fountains or other types of related systems or components.
- Sink, tub and any other type of overflow drain.
- Window-mount or wall-mount air conditioners or gas-powered air conditioners.
- Building or property measurements, building value appraisal and repair cost estimates.
- Unique/technically complex systems or components such as furnace heat exchangers, air quality control systems, satellite systems, lawn sprinkler systems, thermostatic or time clock controls, radio controlled devices, remote controls, motion sensing or photoelectric devices, automatic timer controls, automatic gates or elevators, lifts, dumbwaiters, central vacuum systems, trash compactors.
- Free standing appliances and gas appliances such as fire pits, barbecues, heaters, lamps, and refrigerator ice makers and water dispensers.
- Electrical load calculations; testing of gas shut off valves; testing for gas leaks.
- Seismic safety, security or fire safety systems, fire sprinklers, alarm systems, or security bars and/or safety equipment.
- Any adverse conditions that may affect desirability of the property including but not limited to proximity to railroad tracks or air routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Review of environmental and health hazards or conditions, including, but not limited to wildfire, flood, or geologic conditions, or toxic, reactive, combustible and corrosive contaminants.

Inspection Agreement (Continued)

- Advisability of purchase; adequacy, efficiency, durability or quality of any system or component.
- Cosmetic finishes and conditions; landscaping and foliage.
- Noise transmission; determination of odors.
- Evaluating fire-resistive qualities of any system, structure or component of the building.
- Items specifically noted as excluded or items not specifically identified in report.
- Thermal observations are not guaranteed, expressed or limited, or conclusive evidence of the presence or lack thereof of insulation, moisture, air leakage, or other anomalies.
- Technically exhaustive inspections, evaluations or tests of any type.
- Systems, structures or components which are not permanently installed including detached ancillary buildings (except for parking structures).
- Requirements of the Americans with Disabilities Act (A.D.A.).

Disputes and Statute of Limitations

CLIENT agrees that any claim (for negligence, breach of contract or otherwise), be made in writing and reported to INSPECTOR within ten (10) days of the discovery. CLIENT further agrees to allow INSPECTOR the opportunity to re-inspect the claimed discrepancy before CLIENT (or CLIENT's agents, employees or independent contractors) repairs, replaces, alters or modifies the claimed discrepancy. CLIENT understands and agrees that any failure to notify INSPECTOR as stated above shall constitute a waiver of any and all claims CLIENT may have against INSPECTOR. CLIENT agrees that no action may be brought to recover damages against INSPECTOR or its agents or employees more than one year of the date of the inspection. Failure to bring said action within one year of the date of the inspection is a complete waiver of any rights, actions or causes of action that may have arisen therefrom. Time is expressly of the essence herein. This time period may be shorter than otherwise provided by law.

INITIALS _____

Limitation of Liability

In the event the INSPECTOR fails to fulfill the obligations under this agreement, CLIENT's exclusive remedy at law or inequity against INSPECTOR is limited to the inspection fee. CLIENT acknowledges that this limitation of liability is reasonable in view of the relatively small fee that INSPECTOR charges for performing the inspection when compared with the large potential of exposure that INSPECTOR might otherwise incur in the absence of such limitation of liability.

INITIALS _____

Non Expert Visual Inspection

CLIENT understands and agrees that INSPECTOR is knowledgeable in a variety of areas, but is not to be considered as an expert in any field unless otherwise specified. The inspection and report is to be considered an unbiased view, based on the experience of INSPECTOR. The report identifies only general conditions affecting the property. If recommendations are made that CLIENT should consult an expert for further evaluation or repairs, it is the CLIENT's responsibility, at CLIENT's expense, to contact and obtain further inspections or evaluations with experts who shall be selected by CLIENT. If CLIENT fails to consult specialized experts as recommended by INSPECTOR, the INSPECTOR shall be absolved of any and all liability.

Governing Law and Severability

This agreement shall be governed by law. If any portion of this contract is found to be invalid or unenforceable by any court or arbitration, the remaining terms shall remain in force between the parties.

Confidentiality of Report

The inspection report is confidential and is for the exclusive use of the CLIENT. It is not to be copied or disseminated to any other party without the written consent of CLIENT. Use of all disclosures contained in the report is specifically restricted to the transaction for which the inspection was performed. Use of or reliance upon the report by other parties, or for other transactions, is strictly prohibited.

Payment and Receipt of Report

Payment is due upon completion of the inspection by INSPECTOR. If CLIENT is not present at the inspection, payment shall be due upon receipt of the report. Acceptance of the inspection report shall constitute agreement with all the terms of this contract, regardless of whether this contract is signed by the CLIENT. If CLIENT objects to any of the terms of this agreement, CLIENT shall return the written inspection report and all copies to the INSPECTOR within three days and any fee that has been paid will be refunded to the CLIENT. Failure to return the written inspection report and payment of the fee shall constitute the full acceptance of all of the terms of this agreement by the CLIENT. In the event CLIENT fails to pay any amount due hereunder and it becomes necessary for the INSPECTOR to take action in a court of law to collect such sums, CLIENT shall be responsible for all costs and reasonable attorney's fees incurred by the INSPECTOR. CLIENT shall not rely on any oral statements made by INSPECTOR prior to the issuance of the written report.

Other Services

It is understood and agreed to by the parties hereto that all the provisions, limitations, exceptions, and exclusions of this agreement shall apply to any optional services entered into by the parties.

Inspection Agreement (Continued)

Entire Agreement, modifications and 3rd Parties

This agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This agreement shall be binding upon inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all of the above terms and conditions of this agreement.