

Your Inspection Report

1234 Your Street
Somewhere, CO 88888



PREPARED FOR:
JANE DOE

INSPECTION DATE:
Tuesday, July 24, 2012

PREPARED BY:
John Ciambello

C&S Inspections
Quality Inspections~Peace of Mind!
Peyton, CO 80831

719-205-6824
www.cshomeinspect.com
john@cshomeinspect.com



July 25, 2012

Dear Jane Doe,

RE: Report No. 1099, v.4
1234 Your Street
Somewhere, CO
88888

Thank you very much for choosing C&S Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of The American Society of Home Inspectors (ASHI).

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

John Ciambello
on behalf of
C&S Inspections

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INVOICE

July 25, 2012

Client: Jane Doe

Report No. 1099, v.4
For inspection at:
1234 Your Street
Somewhere, CO
88888
on: Tuesday, July 24, 2012

Home inspection 1000-1500sqf		$225.00
Over 25 yrs old		$50.00
	Total	$275.00

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

Roofing

General

• No permit found for roof.

Location: Roof

Exterior

ROOF DRAINAGE \ Gutters

Condition: • Missing

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Garage

Task: Install

WALLS \ Trim

Condition: • Paint or stain needed

Location: Various Exterior Wall

WALLS \ Wood siding

Condition: • Caulking needed to prevent deterioration

Location: Various exterior walls

Condition: • Paint or stain - needed

Implication(s): Shortened life expectancy of material

Location: Various locations exterior walls

Task: Some caulking and paint needed to fill cracks and prevent deterioration and possible water damage.

EXTERIOR GLASS \ Exterior drip caps

Condition: • Missing

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: All exterior windows

Task: Correct

DOORS \ Doors and frames

Condition: • Rot or insect damage

Implication(s): Cosmetic defects | Chance of damage to finishes and structure

Location: Garage side door

Task: Repair or replace

LANDSCAPING \ Lot grading
Condition: • The lot slopes towards the house on the south side and slightly on the east side. There is no evidence of any recent water penetration into the house or crawlspace. There is a possibility that in a severe rain storm water could enter the crawlspace.
Location: South and East Exterior
Task: Monitor / Create swale around the house

Electrical

SERVICE BOX, GROUNDING AND PANEL \ Service box
Condition: • Federal Pacific Electrical Panel
Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Millions of their panels were installed in homes across the country. Yet, as the years passed, electricians and home inspectors often found Federal Pacific Electric panels failed to provide proper protection to homeowners and their families. Experts now say that FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards.

In a class action lawsuit, a New Jersey State Court ruled that the Federal Pacific Electric (FPE) Company “violated the Consumer Fraud Act because FPE knowingly and purposefully distributed circuit breakers which were not tested to meet UL standards…” (To see the Class Action Settlement Notice issued for New Jersey Residents, click here.) An expert who investigated the potential hazards of Federal Pacific Electric panels stated under UL 489 test conditions, that FPE panels fail to trip at a much higher rate than standard panels.

When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home’s panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Many Federal Pacific Electric panels and breakers can operate properly for years. But if and when they do malfunction, a disaster could occur.
Location: South Exterior Wall
Task: Upgrade

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed
Condition: • Exposed in attics
Note Ceiling fan wiring in attic does not appear to have been professionally installed.
Implication(s): Electric shock
Location: Attic
Task: Further evaluation

DISTRIBUTION SYSTEM \ Outlets (receptacles)
Condition: • Broken pin or blade in slots
Note Screw in ground slot
Implication(s): Equipment failure | Electric shock
Location: First Floor Bedroom
Task: Repair

Condition: • No GFI (Ground Fault Interrupter)
Implication(s): Electric shock
Location: Exterior walls, Kitchen, and Bathrooms
Task: Upgrade

Condition: • GFI test faulty
Implication(s): Electric shock
Location: Garage
Task: Replace

DISTRIBUTION SYSTEM \ Cover plates
Condition: • Missing
Implication(s): Electric shock
Location: Second Floor Hallway Bathroom
Task: Correct

Heating

GAS FURNACE \ Life expectancy
Condition: • Permit was pulled in 2008 for furnace. Because it is fairly new I suggest finding out if the warranty is transferable and if the current owner has paper work on it. Goodman usually warranties for 10 years.*NOTE* Link to permit http://cdsd.co.teller.co.us/permitweb/PublicAccess/Permit_Details.aspx?Permit=A35078
Location: Crawl Space
Task: Get warranty info

SPACE HEATER \ Electric baseboard heater/space heater
Condition: • Obstructed heaters
Implication(s): Fire hazard | Reduced comfort
Location: Second Floor Hallway Bathroom
Task: Correct

CHIMNEY AND VENT \ Masonry chimney
Condition: • Loose, missing or deteriorated mortar
Implication(s): Material deterioration
Location: Roof
Task: Repair

CHIMNEY AND VENT \ Masonry chimney cap
Condition: • There are some holes cracks and spots for possible water penetration in the chimney cap.
Location: Roof (chimney cap)
Task: Repair

Insulation and Ventilation

ATTIC/ROOF \ Insulation
Condition: • Amount less than current standards
Implication(s): Increased heating and cooling costs
Location: Attic
Task: Improve

Condition: • Gaps or voids
Implication(s): Increased heating and cooling costs | Reduced comfort
Location: Attic
Task: Correct

ATTIC/ROOF \ Roof vents
Condition: • Inadequate
Note There are two roof vents on the backside of the roof and none on the front side. Adding vents to the lower portion (or soffit vents if they will fit) of the roof will help to increase air flow and reduce condensation,increase roof life expectancy, and increase the homes heating and cooling efficiency. There is a possible mold like substance on the underside of the roof sheathing possibly due to condensation and lack of air flow.
Implication(s): Chance of condensation damage to finishes and/or structure
Location: Attic
Task: Add vents, Further evaluation of underside of sheathing by a mold specialist

Plumbing

SUPPLY PLUMBING \ Water service pipe
Condition: • Corrosion
Implication(s): Chance of water damage to contents, finishes and/or structure, Leakage, System inoperative, No domestic water
Location: Crawl Space
Task: Repair or replace

SUPPLY PLUMBING \ Supply piping in building
Condition: • There is tape on the supply valves under the kitchen sink and the 2nd floor bathroom sink. At the time of the inspection there were no visible leaks.
Location: Under Kitchen and 2nd floor Bathroom sinks
Task: Remove tape and further evaluate

Condition: • Leak
Implication(s): Chance of water damage to contents, finishes and/or structure | System inoperative
Location: First Floor Bathroom sink
Task: Repair or replace

WATER HEATER \ Life expectancy
Condition: • High failure probability
There is no permit history on the water heater. Water heater was manufactured in 1989 (according to the info plate). The water heater has lasted well beyond a typical life expectancy.
Implication(s): No domestic hot water
Location: Crawl Space
Task: Replace

FIXTURES AND FAUCETS \ Basin, sink and laundry tub
Condition: • Slow drains
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Second Floor Bathroom
Task: Correct

FIXTURES AND FAUCETS \ Faucet
Condition: • Caulking deteriorating
Implication(s): Chance of water damage
Location: Second Floor Bathroom
Task: Re-Caulk

FIXTURES AND FAUCETS \ Toilet
Condition: • Loose
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house
Location: First Floor and Second Floor Bathrooms
Task: Repair

Interior

FLOORS \ Ceramic tile, stone, marble, etc
Condition: • Tiles loose
Implication(s): Cosmetic defects | Slip hazard
Location: Kitchen
Task: Repair or replace

WALLS \ Plaster or drywall
Condition: • Damaged
Implication(s): Cosmetic defects
Location: Kitchen
Task: Repair

CARPENTRY \ Cabinets
Condition: • Water damage
Water stains on the sheetrock under the 2nd floor bathroom sink.
Implication(s): Cosmetic defects
Location: Second Floor Bathroom
Task: Monitor

STAIRS \ Spindles or balusters
Condition: • Too far apart
Implication(s): Fall hazard
Location: Stairway
Task: Correct

GARAGE \ Vehicle door operators
Condition: • Fails to auto reverse
Garage door sensors work fine. Adjustment is needed for the amount of pressure that it takes to auto reverse when it comes in contact with an object.
Implication(s): Physical injury
Location: Garage
Task: Adjustment

This concludes the Summary section.

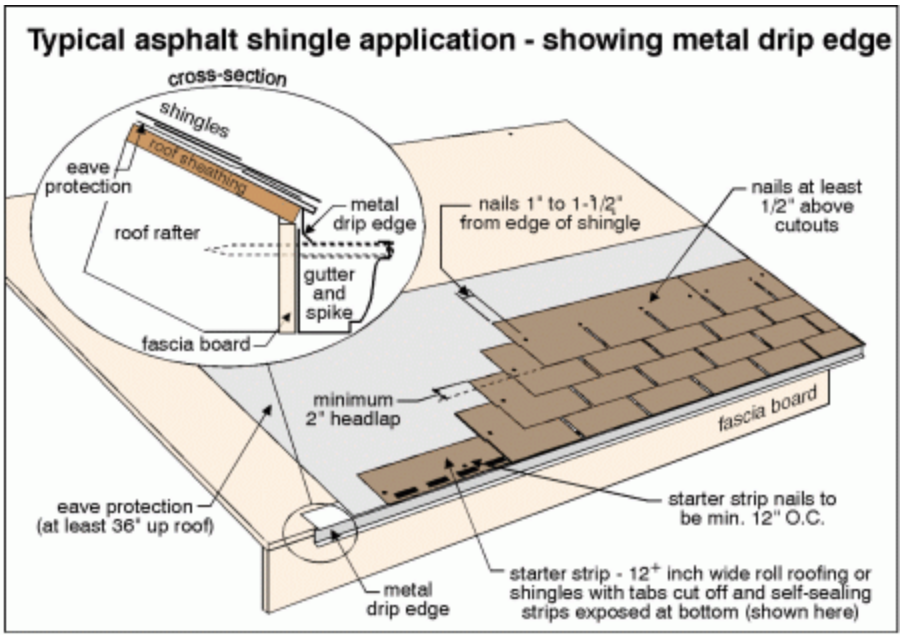
The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

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Description

Sloped roofing material:

• Asphalt shingles



Click on image to enlarge.



1. *Asphalt shingles*

Limitations

Inspection performed: • By walking on roof

Recommendations

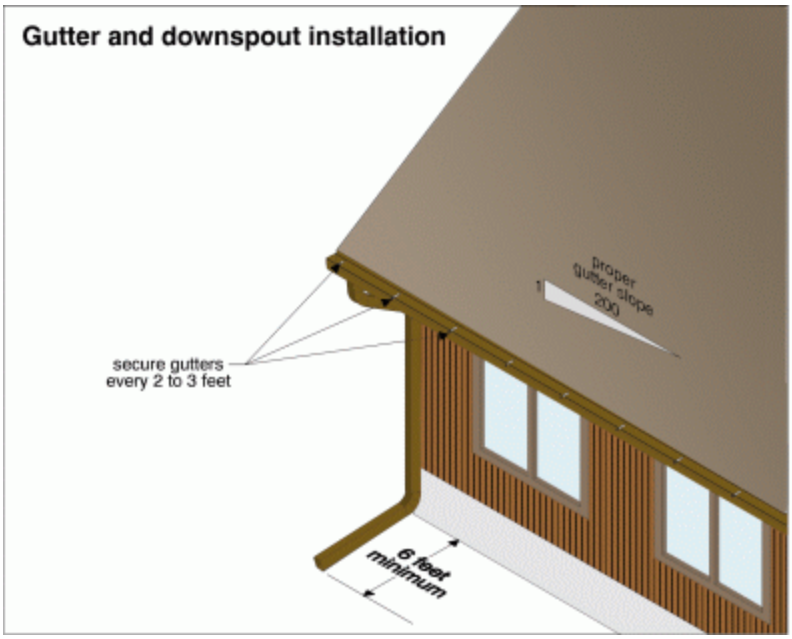
General

1. • No permit found for roof.
Location: Roof

Description

Gutter & downspout discharge:

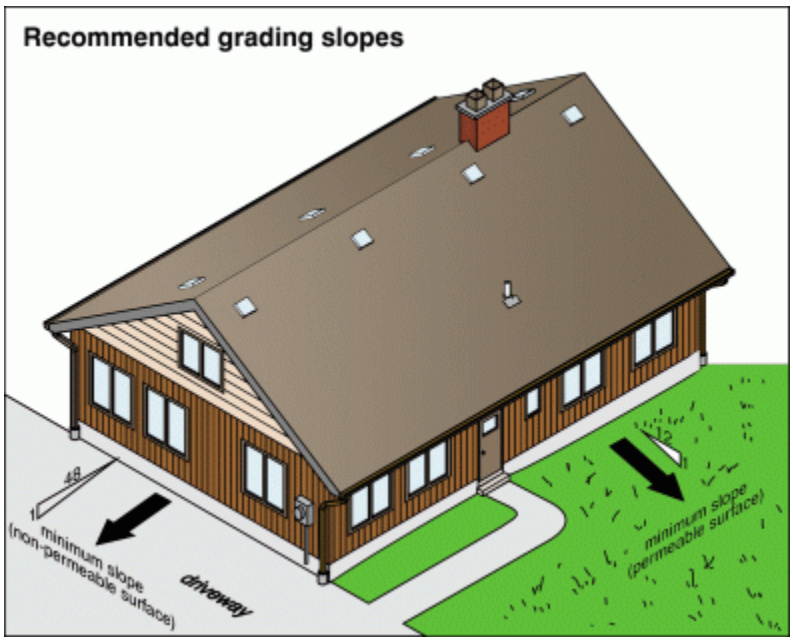
• Above grade



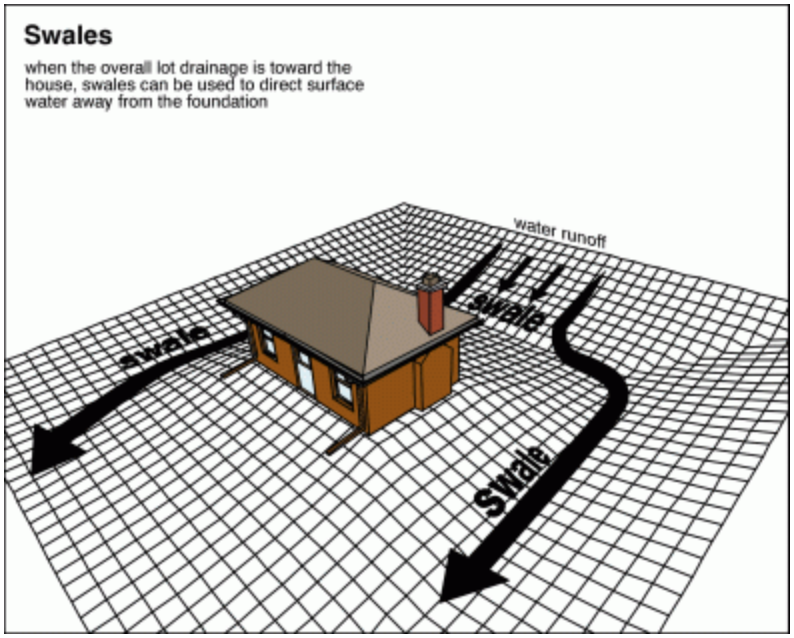
Click on image to enlarge.

Lot slope:

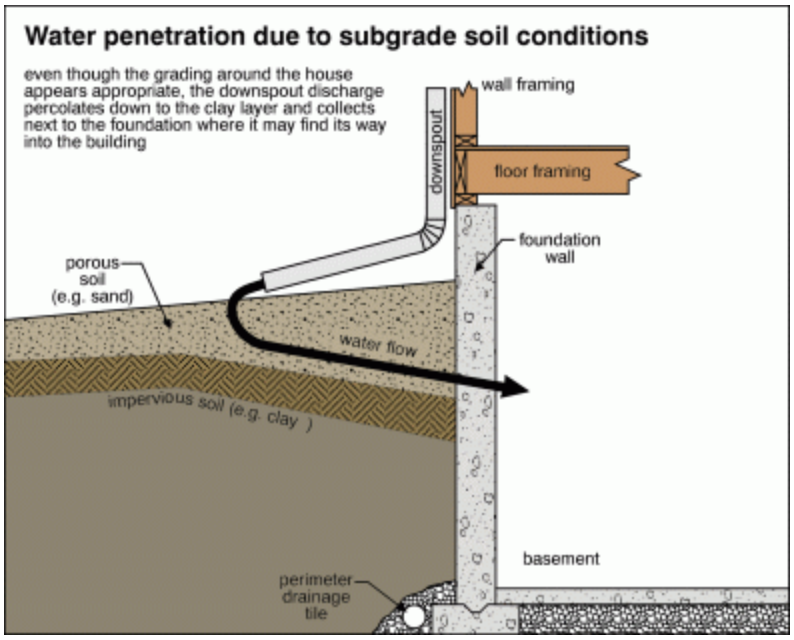
• Away from house



Click on image to enlarge.



Click on image to enlarge.



Click on image to enlarge.

• Towards house

Wall surfaces : • Wood

Driveway: • Gravel

Walkway: • Pavers

Porch: • Wood

Recommendations

ROOF DRAINAGE \ Gutters

2. Condition: • Missing
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Garage
Task: Install



2. *Missing*

ROOF DRAINAGE \ Downspouts

3. Condition: • Downspout extensions should not be perforated
Location: Northeast Exterior Wall
Task: Replace



3. *perforated extension*

4. Condition: • Clogged
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Throughout
Task: Clean



4. *Clogged*

WALLS \ Trim

5. Condition: • Paint or stain needed
Location: Various Exterior Wall



5. *Paint or stain needed*



6. *Paint or stain needed*



7. *Paint or stain needed*

WALLS \ Wood siding

6. Condition: • Caulking needed to prevent deterioration
Location: Various exterior walls



8. *Caulking needed to fill cr*



9. *caulking needed to fill cracks*

7. Condition: • Paint or stain - needed
Implication(s): Shortened life expectancy of material
Location: Various locations exterior walls
Task: Some caulking and paint needed to fill cracks and prevent deterioration and possible water damage.



10. *Paint or stain needed*

EXTERIOR GLASS \ General

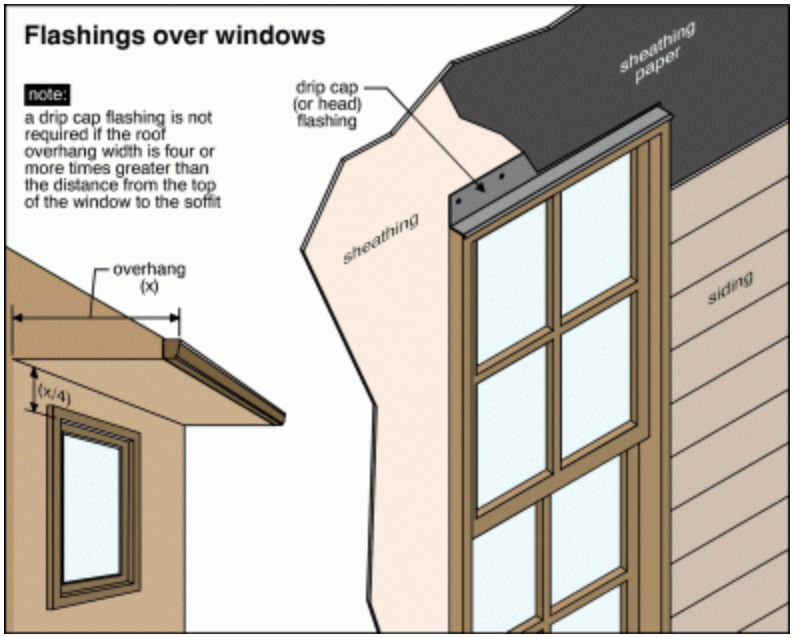
8. Condition: • No weather stripping
Implication(s): Reduced homes heating and cooling efficiency
Location: Throughout
Task: Upgrade



11. *Missing weather stripping*

EXTERIOR GLASS \ Exterior drip caps

9. Condition: • Missing
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: All exterior windows
Task: Correct



Click on image to enlarge.



12. *Missing drip edge flashing*

DOORS \ Doors and frames

10. Condition: • Rot or insect damage

Implication(s): Cosmetic defects | Chance of damage to finishes and structure

Location: Garage side door

Task: Repair or replace



13. *Rot or insect damage*

LANDSCAPING \ Lot grading

11. Condition: • The lot slopes towards the house on the south side and slightly on the east side. There is no evidence of any recent water penetration into the house or crawlspace. There is a possibility that in a severe rain storm water could enter the crawlspace.

Location: South and East Exterior

Task: Monitor / Create swale around the house



14. *Lot slope*



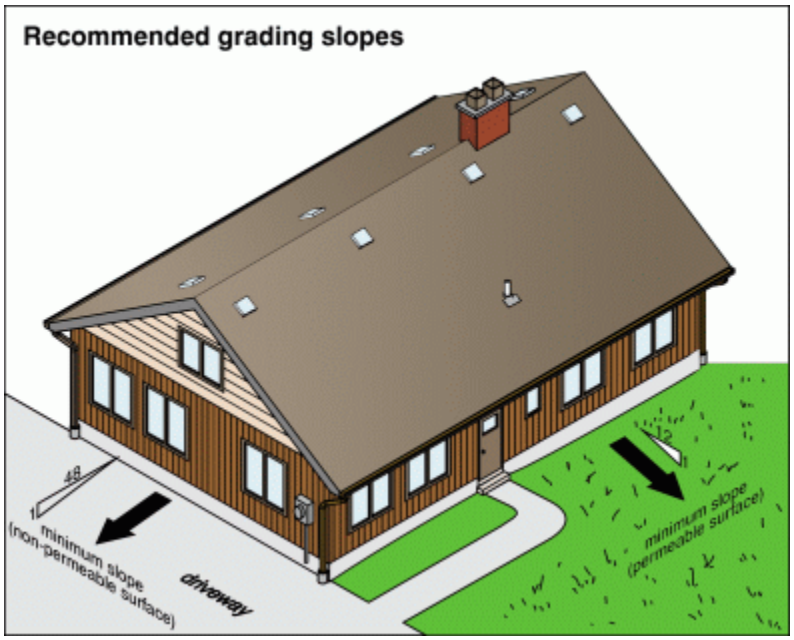
15. *Lot slope*



16. *Lot slope*

12. Condition: • Improper slope

Implication(s): Chance of water damage to contents, finishes and/or structure



Click on image to enlarge.

Limitations

Percent of foundation not visible: • 60 %

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Service box

13. Condition: • Federal Pacific Electrical Panel

Federal Pacific Electric Company (FPE) was one of the most common manufacturers of circuit breaker panels in North America from the 1950s to the 1980s. Millions of their panels were installed in homes across the country. Yet, as the years passed, electricians and home inspectors often found Federal Pacific Electric panels failed to provide proper protection to homeowners and their families. Experts now say that FPE panels can appear to work fine for years, but after one overcurrent or short circuit, they can overheat and become fire hazards.

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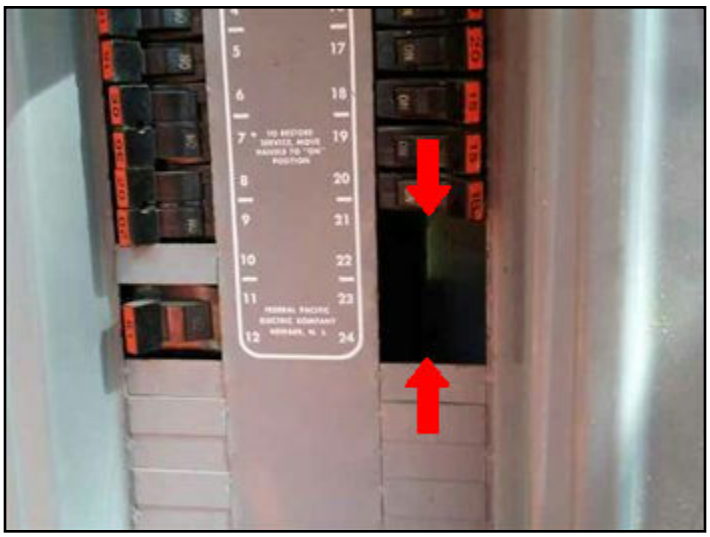
When a breaker fails to trip, an extreme amount of power from the outside electrical supply surges into a home's panel and circuits. Once that happens, it cannot be stopped or shut off manually. Electricity will burn until it runs out of fuel or the wires melt. The panel could overheat and catch fire, causing serious harm to a home and its occupants. Many Federal Pacific Electric panels and breakers can operate properly for years. But if and when they do malfunction, a disaster could occur.

Location: South Exterior Wall

Task: Upgrade



17. *Federal Pacific Electrical Panel*



18. *Open slots*

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

14. Condition: • Exposed in attics

Note Ceiling fan wiring in attic does not appear to have been professionally installed.

Implication(s): Electric shock

Location: Attic

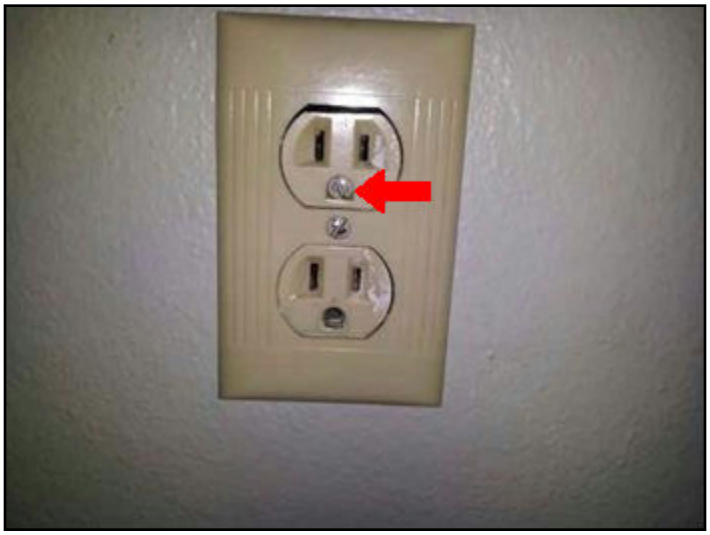
Task: Further evaluation



19. *Exposed in attics*

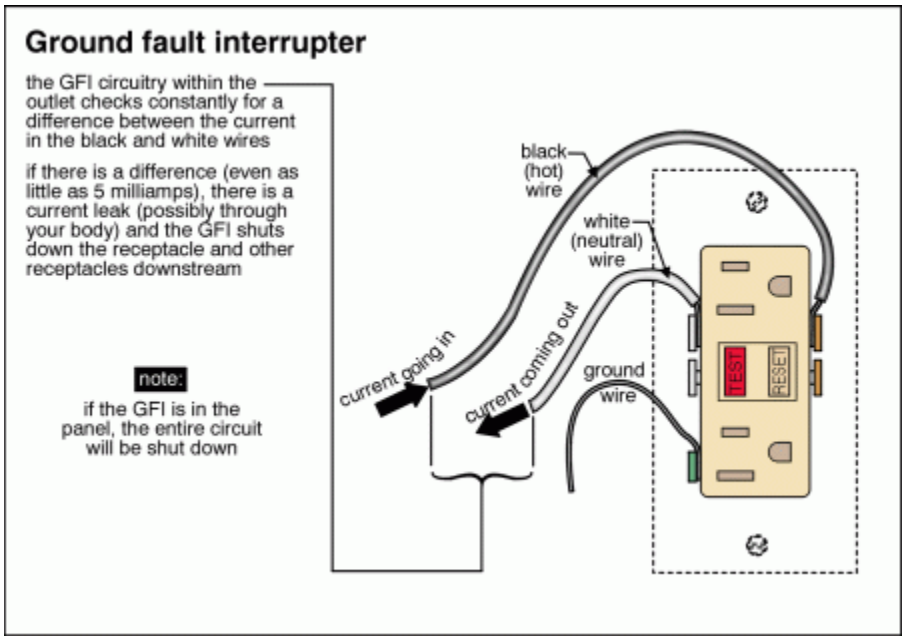
DISTRIBUTION SYSTEM \ Outlets (receptacles)

15. Condition: • Broken pin or blade in slots
Note Screw in ground slot
Implication(s): Equipment failure | Electric shock
Location: First Floor Bedroom
Task: Repair



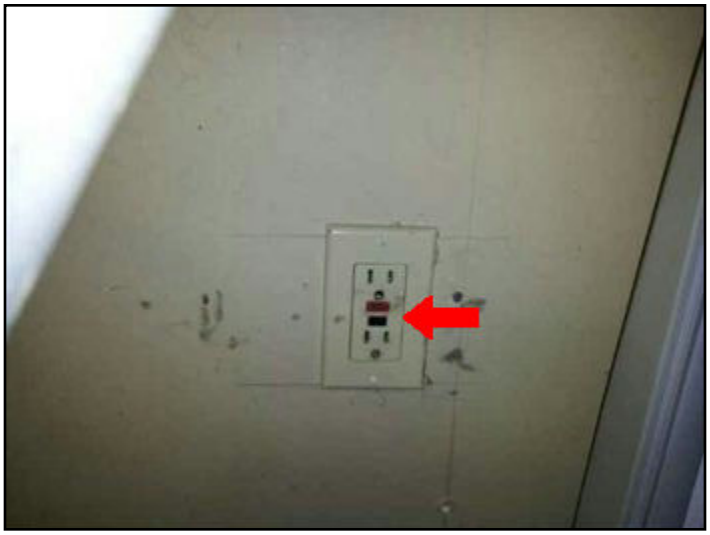
20. *Broken pin or blade in slots*

16. Condition: • No GFI (Ground Fault Interrupter)
Implication(s): Electric shock
Location: Exterior walls, Kitchen, and Bathrooms
Task: Upgrade



Click on image to enlarge.

17. Condition: • GFI test faulty
Implication(s): Electric shock
Location: Garage
Task: Replace



21. *GFI test faulty*

DISTRIBUTION SYSTEM \ Cover plates

18. Condition: • Missing

Implication(s): Electric shock

Location: Second Floor Hallway Bathroom

Task: Correct



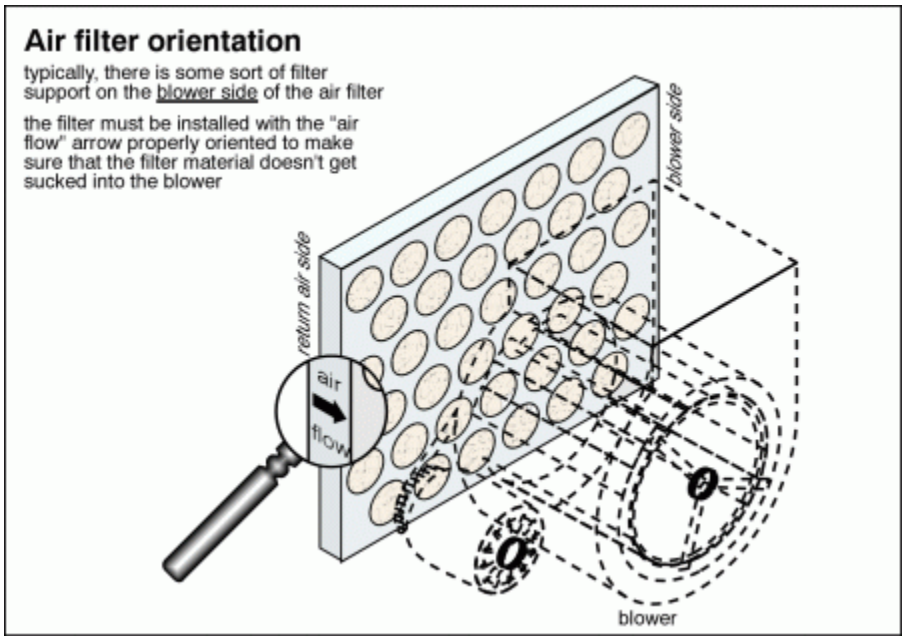
22. *Missing*

Description

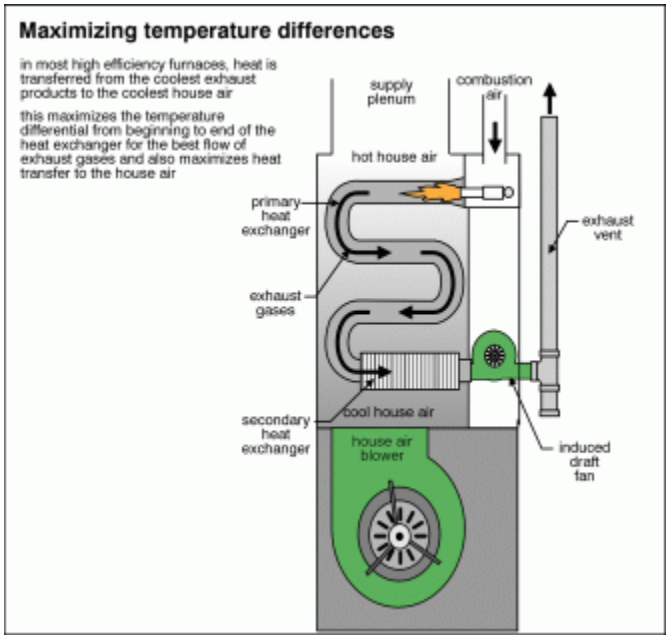
Fuel/energy source: • Gas

System type:

• Furnace



Click on image to enlarge.



Click on image to enlarge.

Furnace manufacturer: • Goodman

Heat distribution: • Ducts and registers

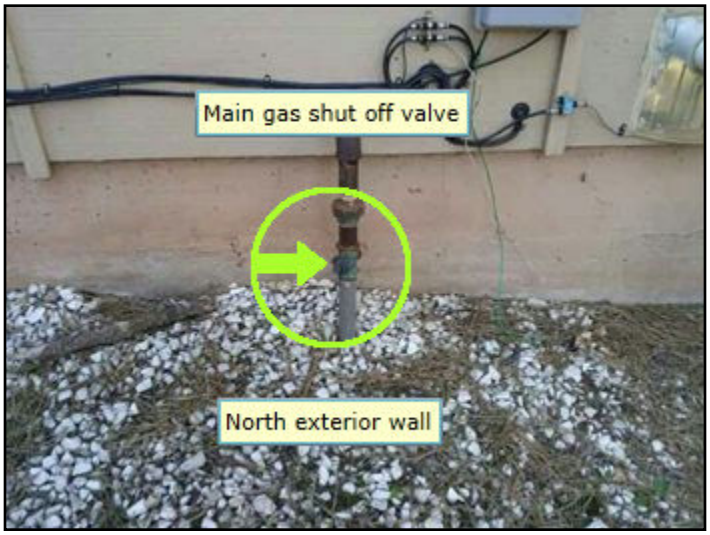
Approximate capacity: • 90,000 BTU/hr

Efficiency: • High-efficiency

Approximate age: • 4 years

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at:
• Exterior wall



23. *gas shut of valve/Exterior wall*

Supply temperature: • 130°

Return temperature: • 75°

Limitations

Heat exchanger: • Not visible

Recommendations

General

19. • Service HVAC system annually. Change Air filters every one to three months depending on the quality of the filter and amount of use. Higher quality filters need to be changed more often due to the fact that they work better and catch more household dusts, and clog faster.
Location: Crawl Space
Task: Service annually



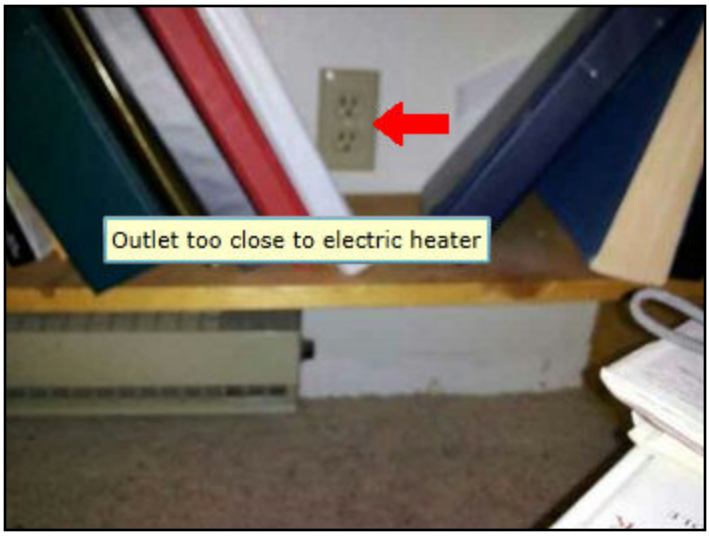
24. *Filter access*

GAS FURNACE \ Life expectancy

20. Condition: • Permit was pulled in 2008 for furnace. Because it is fairly new I suggest finding out if the warranty is transferable and if the current owner has paper work on it. Goodman usually warranties for 10 years.*NOTE* Link to permit http://cdsd.co.teller.co.us/permitweb/PublicAccess/Permit_Details.aspx?Permit=A35078
Location: Crawl Space
Task: Get warranty info

SPACE HEATER \ Electric baseboard heater/space heater

21. Condition: • Obstructed heaters
Implication(s): Fire hazard | Reduced comfort
Location: Second Floor Hallway Bathroom
Task: Correct



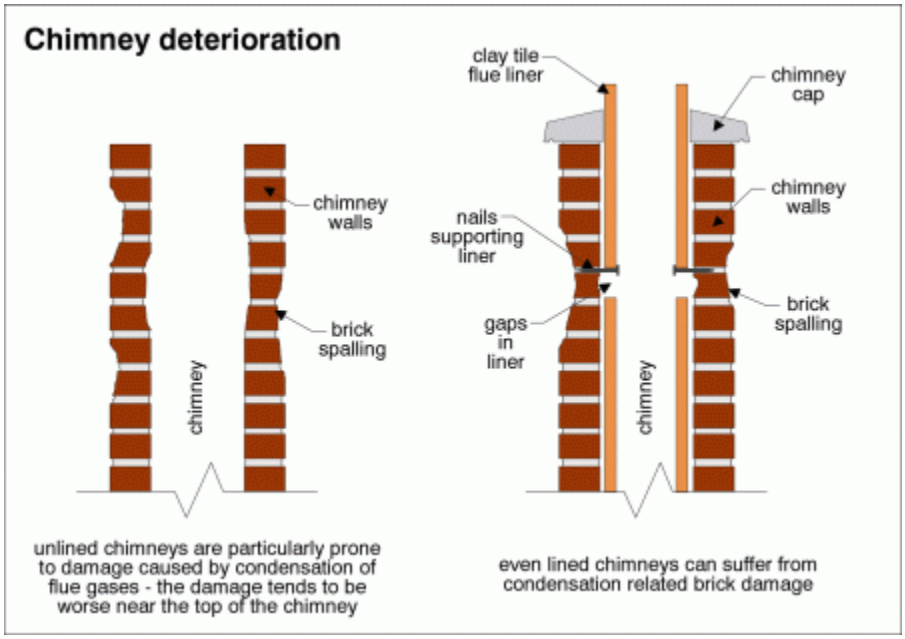
25. *Obstructed heaters*



26. *Obstructed heaters*

CHIMNEY AND VENT \ Masonry chimney

22. Condition: • Loose, missing or deteriorated mortar
Implication(s): Material deterioration
Location: Roof
Task: Repair



Click on image to enlarge.



27. *Cualking needed at chimney step flashing*



28. *Loose, missing or deteriorated mortar*

CHIMNEY AND VENT \ Masonry chimney cap

23. Condition: • There are some holes cracks and spots for possible water penetration in the chimney cap.

Location: Roof (chimney cap)

Task: Repair



29.



30.



31.

Description

Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-value estimated to be between R-12 and R-20 because of the way it was thrown up in the attic. If it was uniform it would be about R-20.



32.



33.

Limitations

Attic inspection performed: • By entering attic, but access was limited

Recommendations

ATTIC/ROOF \ Insulation

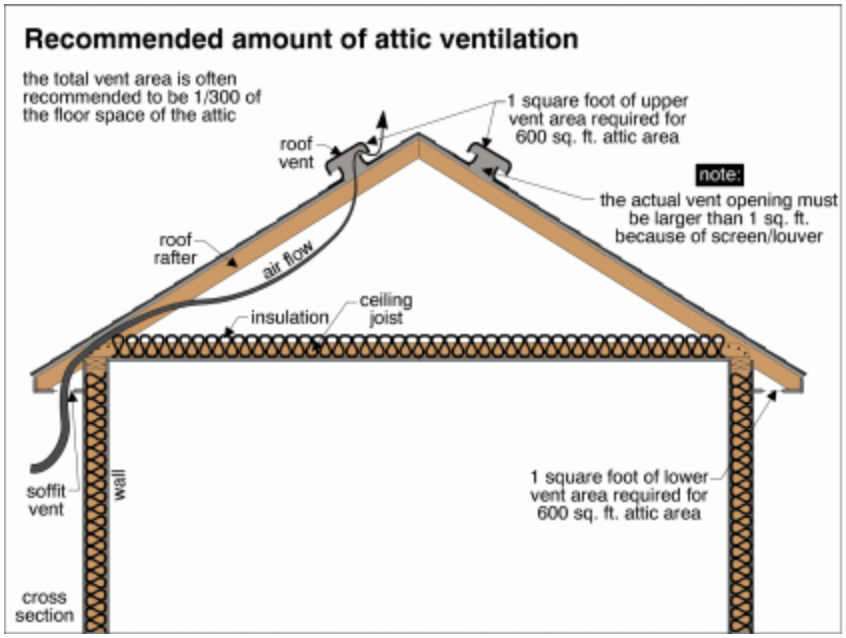
24. Condition: • Amount less than current standards
Implication(s): Increased heating and cooling costs
Location: Attic
Task: Improve

25. Condition: • Gaps or voids
Implication(s): Increased heating and cooling costs | Reduced comfort
Location: Attic
Task: Correct

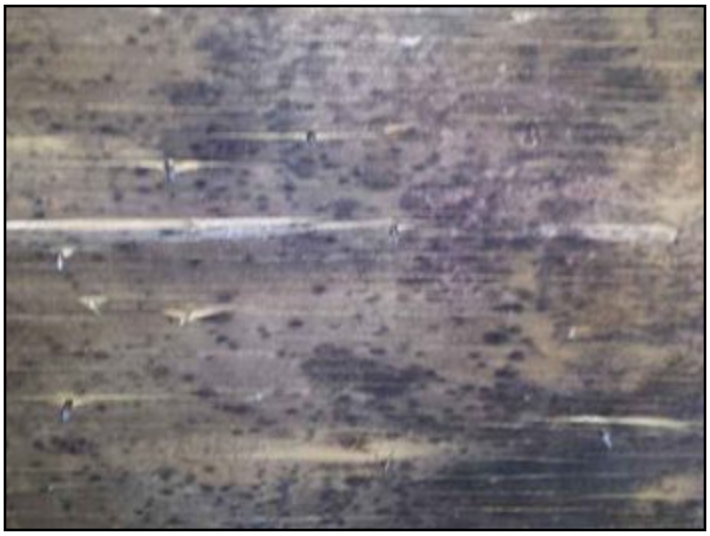
ATTIC/ROOF \ Roof vents

26. Condition: • Inadequate
Note There are two roof vents on the backside of the roof and none on the front side. Adding vents to the lower portion (or soffit vents if they will fit) of the roof will help to increase air flow and reduce condensation,increase roof life expectancy, and increase the homes heating and cooling efficiency. There is a possible mold like substance on the underside of the roof sheathing possibly due to condensation and lack of air flow.

Implication(s): Chance of condensation damage to finishes and/or structure
Location: Attic
Task: Add vents, Further evaluation of underside of sheathing by a mold specialist



Click on image to enlarge.



34. *Possible mold like substance*

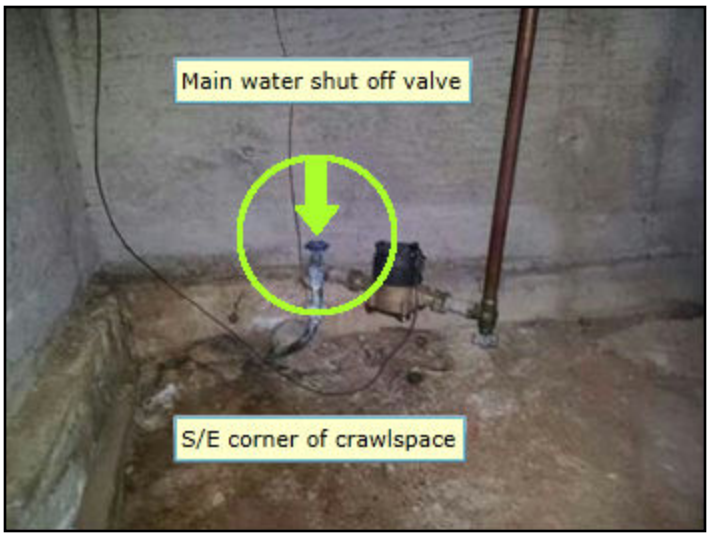
Description

Water supply source: • Public

Service piping into building: • Copper

Supply piping in building: • Copper

Main water shut off valve at the:
• Crawlspace



35. *Crawlspace*

Water flow (pressure):
• Functional
Water pressure should be between 60psi and 80psi. Water pressure was tested at 65psi.

Water heater fuel/energy source: • Gas

Water heater manufacturer: • Rheem

Tank capacity: • 40 gallons

Water heater approximate age: • 23 years

Typical life expectancy: • 8 to 12 years

Water heater failure probability: • High

Limitations

Items excluded from a home inspection: • Sprinkler system

Items excluded from a home inspection: • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Water treatment equipment

Recommendations

General

27. • If there are water leaks, damage, stains, musty smells or if the inspection report says anywhere that there is a chance of water damage to contents, finishes and/or structure reported by the inspector and or detected by the client the inspector recommends evaluation by a mold specialist prior to completion of the transaction

SUPPLY PLUMBING \ Water service pipe

28. Condition: • Corrosion
Implication(s): Chance of water damage to contents, finishes and/or structure, Leakage, System inoperative, No domestic water
Location: Crawl Space
Task: Repair or replace



36.

SUPPLY PLUMBING \ Supply piping in building

29. Condition: • There is tape on the supply valves under the kitchen sink and the 2nd floor bathroom sink. At the time of the inspection there were no visible leaks.
Location: Under Kitchen and 2nd floor Bathroom sinks
Task: Remove tape and further evaluate



37.



38.

30. Condition: • Leak
Implication(s): Chance of water damage to contents, finishes and/or structure | System inoperative
Location: First Floor Bathroom sink
Task: Repair or replace



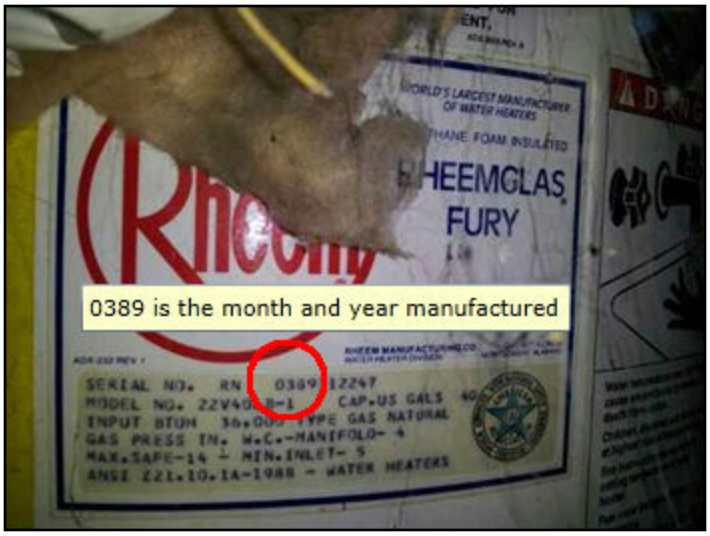
39. *Leak (first fl bathroom sink)*

WATER HEATER \ Life expectancy

31. Condition: • High failure probability
There is no permit history on the water heater. Water heater was manufactured in 1989 (according to the info plate). The water heater has lasted well beyond a typical life expectancy.
Implication(s): No domestic hot water
Location: Crawl Space
Task: Replace



40. *High failure probability*



41. *High failure probability*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

32. Condition: • Slow drains
Implication(s): Chance of water damage to contents, finishes and/or structure
Location: Second Floor Bathroom
Task: Correct



42. *Slow drains*

FIXTURES AND FAUCETS \ Faucet

33. Condition: • Caulking deteriorating
Implication(s): Chance of water damage
Location: Second Floor Bathroom
Task: Re-Caulk



43.

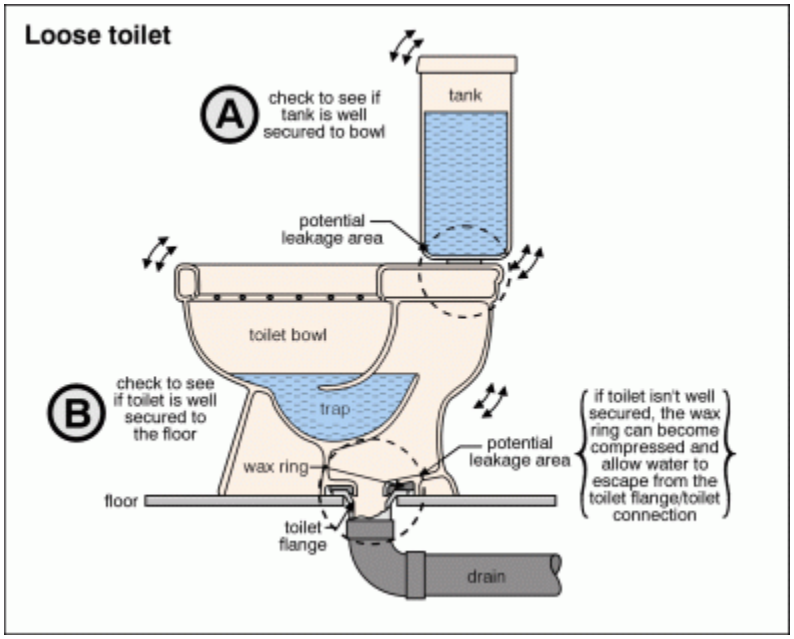
FIXTURES AND FAUCETS \ Toilet

34. Condition: • Loose

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: First Floor and Second Floor Bathrooms

Task: Repair



Click on image to enlarge.



44. *Loose*

Description

Major floor finishes: • Carpet • Tile

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven

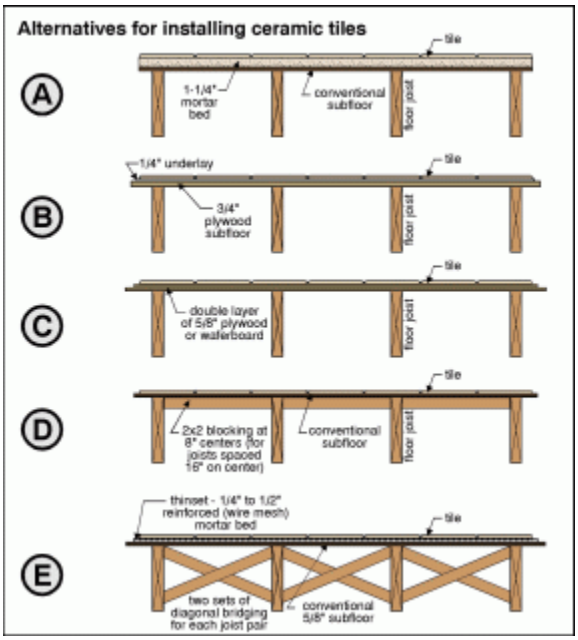
Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets/cupboards

Recommendations

FLOORS \ Ceramic tile, stone, marble, etc

35. Condition: • Tiles loose
Implication(s): Cosmetic defects | Slip hazard
Location: Kitchen
Task: Repair or replace



Click on image to enlarge.

WALLS \ Plaster or drywall

36. Condition: • Damaged
Implication(s): Cosmetic defects
Location: Kitchen
Task: Repair



45. *Damaged*

CARPENTRY \ Cabinets

37. Condition: • Water damage
Water stains on the sheetrock under the 2nd floor bathroom sink.
Implication(s): Cosmetic defects
Location: Second Floor Bathroom
Task: Monitor



46. *Water stains on sheetrock*

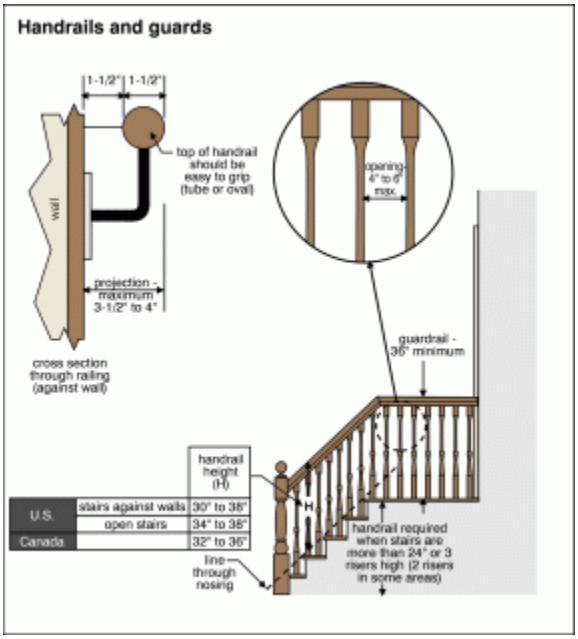
STAIRS \ Spindles or balusters

38. Condition: • Too far apart

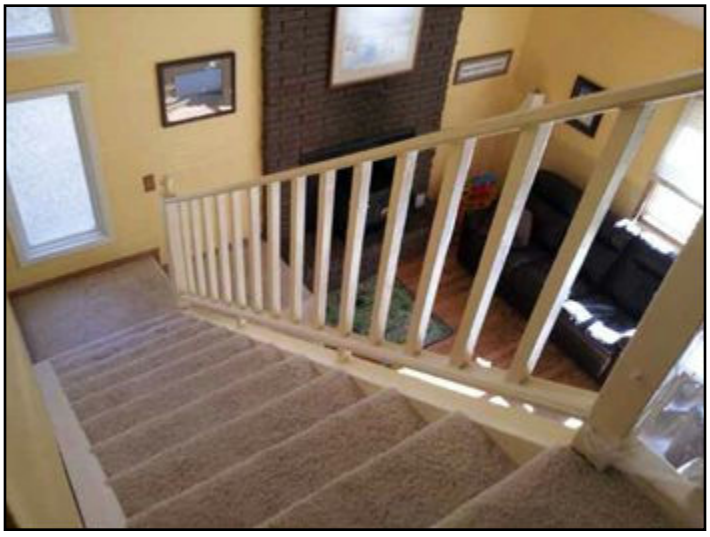
Implication(s): Fall hazard

Location: Stairway

Task: Correct



Click on image to enlarge.



47. *Too far apart*



48. *Too far apart*

GARAGE \ Vehicle door operators

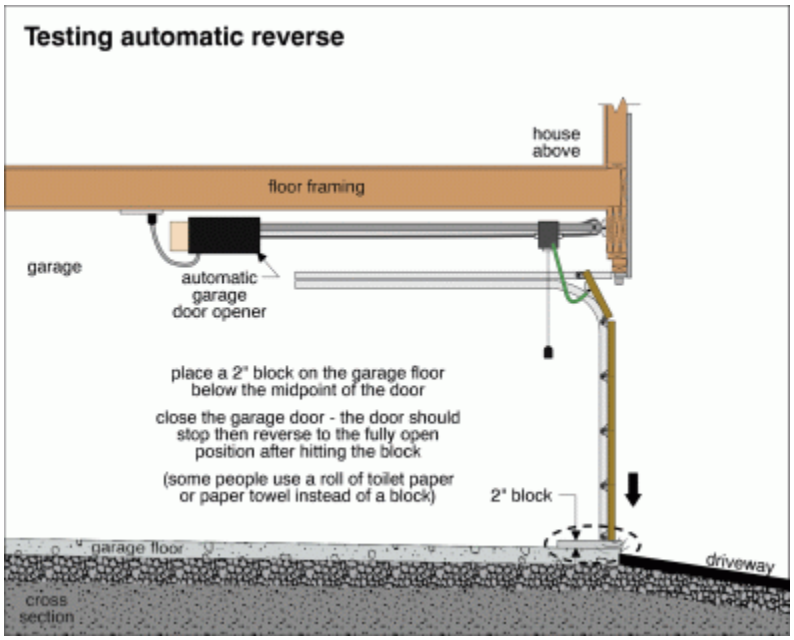
39. Condition: • Fails to auto reverse

Garage door sensors work fine. Adjustment is needed for the amount of pressure that it takes to auto reverse when it comes in contact with an object.

Implication(s): Physical injury

Location: Garage

Task: Adjustment



Click on image to enlarge.

END OF REPORT

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800-743-ASHI/2744

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HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

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ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home *inspectors*. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of the Standards of Practice is to establish a minimum and uniform standard for home *inspectors* who subscribe to these Standards of Practice. *Home inspections* performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *home inspection*. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

2.2 *Inspectors* shall:

A. adhere to the Code of Ethics of the American Society of Home Inspectors.

B. *inspect readily accessible*, visually observable, *installed systems* and *components* listed in these Standards of Practice.

C. *report*:

1. those *systems* and *components inspected* that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies *reported* in 2.2.C.1, or items needing *further evaluation*. (Per Exclusion 13.2.A.5 *inspectors* are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies *reported* in 2.2.C.1, that are not self-evident.
4. *systems* and *components* designated for inspection in these Standards of Practice that were present at the time of the *home inspection* but were not *inspected* and the reason(s) they were not *inspected*.

2.3 These Standards of Practice are not intended to limit *inspectors* from:

A. including other inspection services or *systems* and *components* in addition to those required in Section 2.2.B.

B. designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.

C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect:*

1. *structural components* including the foundation and framing.
2. by probing a *representative number* of *structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

B. *describe:*

1. the methods used to *inspect under-floor crawl spaces* and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The *inspector* is NOT required to:

A. provide any *engineering* or architectural services or analysis.

B. offer an opinion as to the adequacy of any *structural system* or *component.*

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

1. *siding*, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent or entryway walkways, patios, and driveways.

B. *describe*:

1. *siding.*

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EXTERIOR 4.2, Continued

4.2 The *inspector* is NOT required to *inspect*:

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences.

C. geological and/or soil conditions.

D. *recreational facilities.*

E. outbuildings other than garages and carports.

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The *inspector* shall:

A. *inspect*:

1. roofing materials.
2. *roof drainage systems.*
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. *describe*:

1. roofing materials.
2. methods used to *inspect* the roofing.

5.2 The *inspector* is NOT required to *inspect*:

A. antennae.

B. interiors of flues or chimneys that are not *readily accessible.*

C. other *installed* accessories.

6. PLUMBING

6.1 The *inspector* shall:

A. *inspect*:

1. interior water supply and distribution *systems* including all fixtures and faucets.
2. drain, waste, and vent *systems* including all fixtures.
3. water heating equipment and hot water supply *system.*
4. vent *systems*, flues, and chimneys.
5. fuel storage and fuel distribution *systems.*
6. drainage sumps, sump pumps, and related piping.

B. *describe*:

1. water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect*:

1. clothes washing machine connections.
2. interiors of flues or chimneys that are not *readily accessible.*
3. wells, well pumps, or water storage related equipment.
4. water conditioning *systems.*
5. solar water heating *systems.*
6. fire and lawn sprinkler *systems.*
7. private waste disposal *systems.*

B. determine:

1. whether water supply and waste disposal *systems* are public or private.
2. water supply quantity or quality.

C. operate *automatic safety controls* or manual stop valves.

7. ELECTRICAL

7.1 The *inspector* shall:

A. *inspect*:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior *components* of service panels and sub panels.
6. conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters.

B. *describe*:

1. amperage and voltage rating of the service.
2. location of main disconnect(s) and sub panels.
3. presence of solid conductor aluminum branch circuit wiring.
4. presence or absence of smoke detectors.
5. *wiring methods.*

7.2 The *inspector* is NOT required to:

A. *inspect*:

1. remote control devices.
2. *alarm systems* and *components.*
3. low voltage wiring *systems* and *components.*
4. ancillary wiring *systems* and *components.* not a part of the primary electrical power distribution *system.*

B. measure amperage, voltage, or impedance.

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Continued

8. HEATING

8.1 The *inspector* shall:

A. open *readily openable access panels.*

B. *inspect*:

1. *installed* heating equipment.
2. vent *systems*, flues, and chimneys.

C. *describe*:

1. energy source(s).
2. heating *systems.*

8.2 The *inspector* is NOT required to:

A. *inspect*:

1. interiors of flues or chimneys that are not *readily accessible.*
2. heat exchangers.
3. humidifiers or dehumidifiers.
4. electronic air filters.
5. solar space heating *systems.*

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The *inspector* shall:

A. open *readily openable access panels.*

B. *inspect*:

1. central and through-wall equipment.
2. distribution *systems.*

C. *describe*:

1. energy source(s).
2. cooling *systems.*

9.2 The *inspector* is NOT required to:

A. *inspect* electronic air filters.

B. determine cooling supply adequacy or distribution balance.

C. *inspect* window air conditioning units.

10. INTERIORS

10.1 The *inspector* shall *inspect*:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a *representative number* of *installed* cabinets.

D. a *representative number* of doors and windows.

E. garage doors and garage door operators.

10.2 The *inspector* is NOT required to *inspect*:

A. paint, wallpaper, and other finish treatments.

B. carpeting.

C. window treatments.

D. central vacuum *systems.*

E. *household appliances.*

F. *recreational facilities.*

11. INSULATION & VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. mechanical ventilation *systems.*

B. *describe*:

1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to disturb insulation.
See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:

1. *system components.*
2. chimney and vents.

B. *describe*:

1. fireplaces and *solid fuel burning appliances.*
2. chimneys.

12.2 The *inspector* is NOT required to:

A. *inspect*:

1. interiors of flues or chimneys.
2. firescreens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion make-up air devices.
7. heat distribution assists (gravity fed and fan assisted).

B. ignite or extinguish fires.

C. determine draft characteristics.

D. move fireplace inserts and stoves or firebox contents.

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Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. The *inspector* is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

B. Inspections performed in accordance with these Standards of Practice:

1. are not *technically exhaustive.*
2. are not required to identify concealed. conditions, latent defects, or consequential damage(s).

C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. *Inspectors* are NOT required to determine:

1. conditions of *systems* or *components* that are not *readily accessible.*
2. remaining life expectancy of any *system* or *component.*
3. strength, adequacy, effectiveness, or efficiency of any *system* or *component.*
4. the causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components.*
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. the advisability of purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances.
12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any *system installed* or method utilized to control or remove suspected hazardous substances.
14. operating costs of *systems* or *components.*
15. acoustical properties of any *system* or *component.*
16. soil conditions relating to geotechnical or hydrologic specialties.

B. *Inspectors* are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform *engineering* services.
3. or perform any trade or any professional. service other than *home inspection.*
4. warranties or guarantees of any kind.

C. *Inspectors* are NOT required to operate:

1. any *system* or *component* that is *shut down* or otherwise inoperable.
2. any *system* or *component* that does not respond to *normal operating controls.*
3. shut-off valves or manual stop valves.

D. *Inspectors* are NOT required to enter:

1. any area that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components.*
2. *under-floor crawl spaces* or attics that are not *readily accessible.*

E. *Inspectors* are NOT required to *inspect:*

1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not *installed.*
3. *installed decorative* items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. *Inspectors* are NOT required to:

1. perform any procedure or operation that will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components.*
2. describe or report on any *system* or *component* that is not included in these Standards and was not *inspected.*
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

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ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems
Warning devices *installed* or free-standing including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

Automatic Safety Controls
Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component
A part of a *system*

Decorative
Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe
To identify (in writing) a *system* or *component* by its type or other distinguishing characteristics

Dismantle
To take apart or remove any *component*, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering
The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation
Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the *home inspection*

Home Inspection
The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and which *describes* those *systems* and *components* in accordance with these Standards of Practice

Household Appliances
Kitchen, laundry, and similar appliances, whether *installed* or free-standing

Inspect
To examine any *system* or *component* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*

Inspector
A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice

Installed
Attached such that removal requires tools

Normal Operating Controls
Devices such as thermostats, switches, or valves intended to be operated by the homeowner

Readily Accessible
Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action that will likely involve risk to persons or property

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

Report
Communicate in writing

Representative Number
One *component* per room for multiple similar interior *components* such as windows, and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems
Components used to carry water off a roof and away from a building

Shut Down
A state in which a *system* or *component* cannot be operated by *normal operating controls*

Siding
Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

Structural Component
A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System
A combination of interacting or interdependent *components*, assembled to carry out one or more functions.

Technically Exhaustive
An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space
The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe
A condition in a *readily accessible*, *installed system* or *component* that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods
Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable,or knob and tube, etc.

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ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.

B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.

C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).

E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.

F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.

B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.

C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.

B. Inspectors shall report substantive and willful violations of this Code to the Society.

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INSPECTION AGREEMENT - STANDARD

THIS IS A LEGALLY BINDING CONTRACT AND CONTAINS AN ARBITRATION CLAUSE
I (Client) hereby request a limited visual inspection of the structure at the address identified on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the Inspector with any questions I may have.

Scope of Inspection

The scope of the inspection and report is a limited visual inspection of the readily accessible general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report. The scope of the inspection is limited to the items listed within the report pages INDICATED AS INCLUDED on the bottom of the Key page. The report contains technical information. If you will not be present during the inspection please call our office to arrange for a verbal consultation with the Inspector. If you choose not to consult with the Inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the inspection report's contents.

Outside the Scope of Inspection

Any area which is not exposed to view is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, animals, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils, or building materials or products.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations or compliance with current code requirements.
- Geological stability or soils conditions.
- Structural stability or engineering analysis.
- Termites, pests or other wood destroying organisms and related damage.
- Asbestos, mold, fungi, bio-organic growth, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any other environmental hazards.
- Building value appraisal or repair cost estimates and/or methods.
- Condition of detached buildings.
- Pools or spas bodies and underground piping.
- Specific components noted as being excluded on the individual system inspection forms.
- Private water or private sewage systems.
- Saunas, steam baths, and their related fixtures and equipment.
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
- Water softener / purifier systems or solar heating systems.
- Furnace heat exchangers, freestanding appliances, security alarms, low-voltage signal systems (such as phone and cable television) or personal property.
- Adequacy, strength or efficiency of any system or component and causes of any deficiencies.
- Prediction of life expectancy of any item, future conditions or operating costs.
- Building permits and identification of modifications/additions
- Inside of any piping or any underground piping or components, including, but not limited to, Underground Storage Tanks.
- Advisability of purchase of the property.
- Acoustical properties of the building or any perceived noise conditions.
- Effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.

(Some of the above items may be included in this inspection for additional fees - check with your Inspector)

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your Inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any construction craft or trade. The Inspector may possess licenses or certifications in related professions such as contractor, engineer, termite or mold. Client understands the Inspector is performing this inspection as a Home Inspector per local standards and not acting in any other professional capacity including, but not limited to, those listed above. If your Inspector recommends consulting other specialized experts, Client must do so at Client's expense, and Client is advised to do so prior to the close of transaction. Client accepts all responsibility for failure to act on Inspector's recommendations. If there are water leaks, damage, stains or musty smells reported by the Inspector and/or detected by the Client the Inspector recommends evaluation by a mold specialist prior to completion of the transaction.

Continued on backside

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this Agreement or the inspection report. Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the inspection report.

SEVERABILITY: Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

INTEGRATION: This agreement contains the entire integrated agreement of the parties hereto and supersedes all other prior agreements and understandings, both written and oral, between the parties with respect to this subject matter. No changes or modifications of this agreement are enforceable unless agreed to in writing signed by both parties.

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question. Any legal action must be initiated within one (1) year from the date of the inspection. Failure to initiate said action within one (1) year of the date of the inspection is a full and complete waiver of any rights, actions or causes of actions that may have arisen there from. This time period may be shorter than otherwise provided for by law.

Limitation on Liability and Liquidated Damages

THE INSPECTOR'S LIABILITY FOR ANY CLAIMS MADE BY THE CLIENT ARISING OUT OF THE SUBJECT INSPECTION REPORT AND OTHER ACTIVITIES COVERED BY THIS CONTRACT IS LIMITED TO THE AMOUNT OF THE FEE PAID FOR THE INSPECTION. THIS LIMITATION OF LIABILITY APPLIES TO ALL CLAIMS, INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE, BREACH OF CONTRACT, MISREPRESENTATIONS, CONCEALMENT, VIOLATION OF A STATUTE, NEGLIGENCE PER SE AND ANY OTHER CLAIM BROUGHT BY CLIENT. THIS LIMITATION IS BINDING ON THE CLIENT, AND ANY ASSIGNEES, AGENTS, PRINCIPALS, SPOUSES, HEIRS AND OTHERS ACTING ON BEHALF OR THROUGH THE CLIENT AND IT APPLIES TO THE INSPECTOR, INSPECTOR'S AGENTS AND EMPLOYEES, AND INSPECTOR'S PRINCIPAL.

ARBITRATION:

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of ~~Construction Arbitration Services, Inc.~~ or Resolute Systems Inc.. The decision of the arbitrator appointed shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. CLIENT INITIALS X_____

Property Address:_____ Report#:_____

_____ Client:_____

LIMITED LIABILITY INSPECTION **FEE $**_____

_____ **FEE $**_____

_____ **FEE $**_____

TOTAL INSPECTION **FEE $**_____ **Payment type:** ○ Check ○ Cash ○ Credit Card

By signing below Client and Inspector acknowledge that they have read, understand and agree to the scope of the inspection and agree to all of the terms and conditions of this contract. Client also agrees to pay the fees listed above.

Client:_____ Dated:_____
(one signature binds all)

Client:_____ Dated:_____

Inspector:_____ Dated:_____

Inspector certificate/license # (if applicable)_____ Expiration date_____

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

1. Roofing, Flashings and Chimneys
2. Exterior
3. Structure
4. Electrical
5. Heating
6. Cooling/Heat Pumps
7. Insulation
8. Plumbing
9. Interior
10. Appliances
11. Life Cycles and Costs
12. Supplementary
    - Asbestos
    - Radon
    - Urea Formaldehyde Foam Insulation (UFFI)
    - Lead
    - Carbon Monoxide
    - Mold
    - Household Pests
    - Termites and Carpenter Ants
13. Home Set-up and Maintenance
14. More About Home Inspections
    - ASHI Standards of Practice
    - CAHPI Standards of Practice