

Inspection Training Associates'

InspectNOW

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Client: Bill Suda

Schedule Date: 3/7/2006

Report #: SU 3-7-05

Client Address:

3544 Vista View
Oceanside, CA 92054

Subject Property:

123 Backwards St.
Hudson, WI 54016

KEY TO THE INSPECTION REPORT

Report # : SU 3-7-05

The "Matrix" Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time. When "APPEARS SERVICEABLE" is checked it means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions are checked, if applicable, in the body of the report. SIGNIFICANTLY DEFICIENT SYSTEMS OR COMPONENTS will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be checked within the body of the report. PLEASE READ THE ENTIRE REPORT FOR ALL ITEMS CHECKED.

NOTICE: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows

- (1) Recommend evaluation by a qualified licensed structural engineer / geotechnical engineer.
(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
(4) This item is a safety hazard - correction is needed.
(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

NOTICE: AN ABRIDGED VERSION OF THIS KEY IS PRINTED AT THE TOP OF EACH PAGE. If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report.

Client's Initials Representative/Agent's Initials

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials Representative/Agent's Initials

Present During The Inspection: [X] Client [X] Buyer's Agent [] Seller's Agent [] Seller [] Other:

INSPECTOR : Mitch Sudy

Inspection Date: 3/7/2006 Start Time: 9:00 am Completion Time 12:00 noon

The weather condition at the time of inspection was:

Rainy Approximate temperature is 65 degrees.

Property Information:

The subject propoerty inspected was a (an): Single Family # of units: 1
Approximate age of building: 40 yrs. stated by Buyer's agent
Approximate age of roof: 20 yrs. stated by Buyer's agent.
Additions / Alterations to: None

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

01. Driveway

Safety Hazard

Material: Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Not fully visible Eroded asphalt *
 Maintenance / sealant needed * Evidence of poor drainage * Common cracks * Major cracks *
 Surface raised * Surface settled * Trip hazards (5)

Comments: Recommend further evaluation and repairs as needed by a qualified professional based on visible conditions noted during the inspection. (2) Evidence of poor drainage which can accelerate wear and deterioration. * Surface raised or settled, creates trip hazard. (2)

02. Sidewalks

Safety Hazard

Materials: Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Not fully visible * Common cracks * Major cracks *
 Surface raised * Surface settled * Trip hazards (5) Poor drainage / improper slope *

Comments: The sidewalk appeared to be in serviceable condition at the time of the inspection. Evidence of poor drainage which can accelerate wear and deterioration. *

03. Retaining Walls

Repairs Recommended

Location(s): Material:

- Deterioration / damage Near end of lifespan Not functional Not fully visible * Common cracks *
 Major cracks (1) Moisture penetration * No drainage openings *

Comments: Major cracks and displacement; recommend further evaluation by a structural or geotechnical engineer and repairs as needed. (1) (2) *** See Picture 03 on Photos Page ***

04. Patio

Appears Serviceable

Location(s): Material:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible *
 Common cracks * Major cracks (1) Surface raised * Surface settled * Trip hazards (5)
 Evidence of poor drainage *

Comments: Recommend further evaluation and repairs as needed. (2) The patio surface was raised or settled creating a trip hazard. (2) (4) The wood between the concrete is deteriorated creating a trip hazard. * (5)

05. Patio Cover

Appears Serviceable

Location(s): Open design

- Covered roof (see Roof page) Deterioration / Damage (2) Near end of lifespan (2) Not functional (2)
 Not fully visible * Lacks proper attachment (2) Unsecure attachment (2) Earth contact (3)
 Moisture damage (2) (3) Unable to determine active leakage

Comments: No additional comments.

06. Decks/Porch

Appears Serviceable

Location(s): Material:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible
 Common cracks * Major cracks (2) Deck on grade - framing not visible Deck appears unsound (1) (2)
 Flashing not visible / improper (2) Lacks proper support (2) Settled away from structure *
 Uneven steps / trip hazard (2) (4) Unable to determine active leakage * Evidence of poor drainage *
 Boards / fasteners loose * (5) Surface uneven (2) (5) Trip hazard (2) (4) Railing:

Comments: No additional comments.

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 - (2) Recommended evaluation and repairs by a licensed contractor
 - (3) Refer to qualified termite report for further information
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 - (5) Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

07. Fences & Gates

Appears Serviceable

Not Inspected Material:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Loose / rotten:
- Broken / missing: Moisture damage Leaning Gate / latch needs repairs * Self closing device is:

Comments: The fencing was damaged at the time of the inspection.

--- End of Category GROUND ---

Sample

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08. Exterior Stairs Repairs Recommended [] Material: [] Location:
 [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Moisture stains / damage (2) [] Earth contact * (3) [] Uneven rise / run (2) (4) [] Improper / no landing (2) (4)
 [] Railing:

Comments: Openings in the railing balusters are too wide, creating a safety hazard. (2) (4)

09. Exterior Walls Repairs Recommended [] Structure: [] Wall Covering:
 [X] Deterioration / Damage [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Common cracks * [] Major cracks (1) [] Cracks / openings need repairs (2) [] Soil contact * (3)
 [] Moisture stains / damage (2) (3) [] Damaged / cracked: [] Nailing defects *

Comments: Moisture damage noted at the exterior walls at: Numerous locations. (2) (3)

Notice: Wall insulation type and value is not verified* UFFI insulation or hazard are not identified* Conditions inside the wall cannot be judged* Lead testing is not performed*

10. Trim Repairs Recommended [] Material: [X] Deterioration / damage (2)
 [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible * [] Moisture stains / damage at: (2) (3)+
 [] Caulking / paint / finish needed * [] Flashing / trim damaged at:

Comments: Moisture damage noted at the eaves. (2) (3) *** See Picture 10 on Photos Page ***

11. Chimney(s) Appears Serviceable [] Location: [] Material:
 [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Not fully visible
 [] Chimney / brick / mortar: [] Flashing is improper / not visible (2) [] Spark screen: [] Raincap recommended *
 [] Cracks and separations noted (2) [] Unlined flue (2) (4) [] Cracks in chimney cap (2) [] Ash dump door is:

Comments: No additional comments.

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.*

12. Sprinklers N/A [] Not inspected * [] Automatic timers not tested *
 [] Control box located at: [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Not vully visible [] Valve / head / line not functioning * [] Anti-siphon valve(s) needed *
 [] Adjust spray away from: [] Areas of inadequate coverage *

Comments: This company does not inspect sprinklers; they are beyond the scope of the inspection. We recommend the owner demonstrate their operation, explain timer operations/settings, etc., to all interested parties prior to the end of the contingency.

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested.*

13. Hose Faucets Appears Serviceable [] Not inspected * [] Frost Type:
 [] Winterized - not tested * [] Anti-siphon valves: [] Deterioration / Damage (2) [] Near end of lifespan (2)
 [] Not functional (2) [] Inoperative (2) [] Corroded * [] Leaking (2) [] Missing / broken handles *

Comments: No additional comments.

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KEY:

- (1) Recommend evaluation by a structural engineer/geo-technical engineer
- (2) Recommended evaluation and repairs by a licensed contractor
- (3) Refer to qualified termite report for further information
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14. Gutters & Downspouts

Appears Serviceable

Full Partial None Installed

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible
- Drains blocked Debris filled Gutter system rusted * Gutter system leaks (2)
- Direct discharge away from building * Not draining properly * No secondary drain(s) on roof (2)

Comments: Owner stated gutters are new.

Notice: Gutters and subsurface drains are not water tested for leakage or blockage.* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.*

--- End of Category EXTERIOR ---

Sample

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

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 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

15. Grading

Repairs Recommended

Level Site Slope:

- Improper soil sloped towards foundation * Soil / pavement high at foundation *
 Recommend soil slope away from structure. * Earth to wood contact * (3) Foliage touches structure *
 Tree planted close to structure * Overgrown landscape * Signs of poor drainage / erosion *
 Surface drains visible - not inspected *

Comments: No additional comments.

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

16. Slab-on-Grade

Appears Serviceable

Foundation and Floor - Concrete

- Crawlspace & Ventilation - N/A Damage / Deterioration (2) (1) Perimeter visibility:
 Slab not visible due to floor coverings No readily visible problems Common cracks * Major cracks (1)
 Uneven areas of flooring (1) Unusual cracks on walls (1) Unusual cracks at slab perimeter (1)

Comments: No additional comments.

*Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.**

17. Raised Foundation

N/A

Foundation: Columns:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) (1) Common cracks *
 Major cracks (1) Evidence of foundation movement (2) (1) Exposed footings (2)
 Crumbling / spalling concrete (2) Deteriorated mortar (2) Engineering recommended (1)

Comments: No additional comments.

17a. Crawlspace

N/A

Crawlspace inspection: Access cover:

- Deterioration / Damage (2) Ventilation appears serviceable Vents blocked * Vents needed (2)
 Vent screens damaged * No moisture present Moisture stains / moderate moisture * Excessive moisture (2)
 Evidence of flooding (2) (3) Debris in crawlspace * (3) Insulation type: Insulation condition:

Comments: No additional comments.

17b. Floor Structure

N/A

Floor Construction:

- Deterioration / Damage (2) (3) Near end of lifespan (2) Not functional (2) Sagging / overspanning (2)
 Improperly cut / overnotched (2) Missing/improperly installed fasteners (2) Poor bearing (2)
 Anchor bolts: Lateral bracing: Earth to wood contact (2) (3)

Comments: No additional comments.

18. Base. Foundation

N/A

Foundation: Columns: Basement floor:

- Deterioration / Damage (2) Near end of lifespan (2) Not fully visible * Common cracks *
 Major cracks (1) Not functional (2) (1) Evidence of foundation movement (1)
 Foundation is bowed/bulging (1) (2)

Comments: No additional comments.

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 - * This item warrants attention/repair or monitoring

18a. Basement

N/A

Basement inspection: Basement is:

- Basement stairs appear serviceable Basement stairs are: Moisture stains / moderate moisture (2) (3)
- Excessive moisture (2) Insulation type: Insulation installation: Evidence of flooding (2) (3)
- Sump pump:

Comments: No additional comments.

18b. Floor Structure

N/A

Floor Construction: Wood Frame:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Sagging / over spanned (2)
- Improperly cut / over notched (2) Missing/improperly installed fasteners (2) Poor bearing (2)
- Anchor bolts: Floor appears serviceable Floor damaged / deteriorated (2) (1)
- Moisture / water present (2)

Comments: No additional comments.

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances No engineering is performed during this inspection.**

--- End of Category FOUNDATION ---

Sample

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KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
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19. Shingle / Shake

N/A

Location: Roof style: Roof covering is:

- Roof inspected by: Number of layers: Deterioration / Damage (2) Near end of lifespan (2)
- Not functional (2) Not fully visible * Typical maintenance recommended (2) Weathering / aging *
- Burnt through (2) Membrane is: Cracking (2) Insufficient pitch (2) Moss covered *
- Roof materials appear to be improperly installed. (2) Fasteners are:
- Evidence of prior patching and repairs (2)

Comments: No additional comments.

20. Tile Roof

Repairs Recommended

Location: Main Roof style: Gable

- Roof covering is: clay tile Roof inspected by: Deterioration / Damage (2) Near end of lifespan (2)
- Not functional (2) Not fully visible * Typical maintenance recommended (2) Fasteners are:
- Membrane is: Insufficient pitch (2) Roof appears to be improperly installed (2) Moss covered *
- Evidence of prior patching and repairs *

Comments: Displaced tiles at a number of locations. (2) Recommend further evaluation of roofing system and repairs by a qualified professional.

*Notice: Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment. * Inspection is limited.**

21. Built-up / Low slope

N/A

Location: Roof style: Roof covering is:

- Roof inspected by: Deterioration / Damage (2) Near end of lifespan (2) Not functional (2)
- Not fully visible * Typical maintenance recommended (2) Roof fasteners are:
- Roof material appears to be improperly installed (2) Blistering (2) Cracking (2) Alligatoring (2)
- Open seams (2) Evidence of poor drainage (2) Bare areas exposed to sun (2)
- No / improper secondary drains (2)

Comments: No additional comments.

21b. Roof Notes

Repairs Recommended

Comments: General condition of the roof indicates the need for further evaluation of the entire roofing system and repairs as identified by a qualified professional. (2)

Notice: The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage. Notice: The report is an opinion of the general quality and condition of the roof.**

22. Exposed Flashings

Appears Serviceable

Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Not fully visible * Separations / improper installation at:
- Vent caps appear serviceable Vents caps are: Improper flashing at: No visible flashing at:
- Skylights appear serviceable Skylights are:

Comments: No additional comments.

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. Roofs, skylights and flashing are not water tested for leaks.* Notice: Tenting a home for fumigation may cause damage to roofs - recommend reinspection for damage after tenting is completed.**

--- End of Category ROOF ---

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23. Main Line

Appears Serviceable

Material: Size: Pressure:

- Above 80 PSI - adjust, repair, install regulator (2) Deterioration / Damage (2) Near end of lifespan (2)
 Not Functional (2) Main valve location: Valve operational Valve not tested Valve handle is:
 Copper not protected from concrete * Water softener installed - water condition/quality not tested *
 Leaks at water softener (2) (3)

Comments: No additional comments.

24. Supply Lines

Appears Serviceable

Material: Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Not fully visible Corrosion is: Leaking at:
 Flow restriction is: Noise in pipes (2) Pipes lack proper support at: Cross connection at:
 Evidence of prior repairs at: Improper materials at: Exposed lines insulated:
 Copper and galvanized pipe contact at:

Comments: No additional comments.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection.*
 Notice: Be advised that some 'polybutylene' plastic piping systems have experienced documented problems.*

25. Waste Lines

Appears Serviceable

Material: Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Not fully visible Corrosion is: Leaking at:
 Pipes lack proper support at: Insufficient fall for adequate drainage (2) Open waste line (2) (4)
 Improper materials at: Evidence of prior repairs at:

Comments: No additional comments.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some 'ABS' plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.**

26. Fuel System

Appears Serviceable

Shutoff valve location: Fuel type is:

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Not fully visible
 Pipes not corrosion proofed (2) Corrosion is: Pipes lack proper support at: Improper materials at:
 Pipe is not 6" above ground (2) Improper union in crawlspace (2)

Comments: No additional comments.

*Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.**

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27. Water Heater(s)

Safety Hazard

[] Location: [] Type: [] Capacity:

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
- [] Pilot / system off, could not inspect. * [] Rust flakes in burner chamber * [] Burner flame appears improper (2)
- [] Heater leaks (2) [] Water shut off installed: [] Corrosion on pipes / valves *
- [] Heater in garage not properly elevated (2) (4) [] TPR valve installed: [] TPR discharge pipe properly installed:
- [] Vent flue piping: [] Insufficient clearance from combustibles (2) (5) [] Combustion air: [] Seismic straps:
- [] Thermal blanket: [] Missing catch pan with exterior drain (2) (5)
- [] Recommend protecting heater from physical damage * (5)

Comments: Recommend further evaluation and repairs by a qualified professional. (2) (4) The water heater vent (draft hood) is damaged. (2) The water heater vent was back drafting. Products of combustion were spilling from the draft diverter. (2) (4) Damaged platform, water heater not properly supported. Hole in heater return air plenum. (2) (4) *** See Picture 27 on Photos Page ***

*Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.**

--- End of Category PLUMBING ---

Sample

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28. Description	Appears Serviceable	<input checked="" type="checkbox"/> Approximate input BTU's:100
<input checked="" type="checkbox"/> Heating type:forced air unit <input checked="" type="checkbox"/> Fuel type:natural g <input type="checkbox"/> Location:		
<u>Comments:</u> No additional comments.		

*Notice: If a fuel burning heater/furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.**

29. Condition	Repairs Recommended	<input checked="" type="checkbox"/> Deterioration / Damage (2)
<input type="checkbox"/> Near end of lifespan (2) <input type="checkbox"/> Not functional (2) <input type="checkbox"/> Utilities off, could not inspect (2) <input type="checkbox"/> Electronic ignition malfunctioned (2) <input checked="" type="checkbox"/> Maintenance recommended (2)		
<u>Comments:</u> Heating system(s) is not serviceable; see conditions noted in sections below for more information. Recommend further evaluation and repairs by a qualified professional. (2) (4)		

*Notice: Inspector does not light pilots. If pilots are 'OFF', a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.**

30. Venting	Appears Serviceable	<input type="checkbox"/> Deterioration / Damage (2)
<input type="checkbox"/> Near end of lifespan (2) <input type="checkbox"/> Not functional (2) <input type="checkbox"/> Not fully visible <input type="checkbox"/> Lacks clearance from combustibles (2) (4) <input type="checkbox"/> Improper materials (2) (4) <input type="checkbox"/> Improper rise (2) (4) <input type="checkbox"/> Soot on vent pipe (2) (4) <input type="checkbox"/> Vent terminates near window / opening (2) (4) <input type="checkbox"/> Defective:		
<u>Comments:</u> No additional comments.		

31. Combustion Air	Safety Hazard	<input checked="" type="checkbox"/> Deterioration / Damage (2)
<input type="checkbox"/> Near end of lifespan (2) <input type="checkbox"/> Not functional (2) <input type="checkbox"/> Combustion air: <input type="checkbox"/> Combustion and return air are too close or mixing (2) (4) <input type="checkbox"/> Recommend sealing holes / gaps in platform * (4)		
<u>Comments:</u> Large hole in return air platform, pulling return air from garage. (2) (4) Recommend sealing platform at heater base. (2) *** See Picture 31 on Photos Page ***		

32. Burners	Appears Serviceable	<input type="checkbox"/> Deterioration / Damage (2)
<input type="checkbox"/> Near end of lifespan (2) <input type="checkbox"/> Not functional (2) <input type="checkbox"/> Closed system not visible for inspection <input type="checkbox"/> Unusual flame pattern (2) <input type="checkbox"/> Rust flakes (2) (4) <input type="checkbox"/> Soot / charring (2) <input type="checkbox"/> Cracked refractory (2)		
<u>Comments:</u> No additional comments.		

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible.* Safety devices are not tested by this company.**

33. Distribution	Safety Hazard	<input type="checkbox"/> Materials: <input type="checkbox"/> Near end of lifespan (2)
<input checked="" type="checkbox"/> Deterioration / Damage (2) <input checked="" type="checkbox"/> Not functional (2) <input type="checkbox"/> Not fully visible <input type="checkbox"/> Ducts: <input type="checkbox"/> Low air flow at: <input type="checkbox"/> Damaged / missing registers * <input type="checkbox"/> Insulation missing / damaged * <input type="checkbox"/> Zone valve not operating (2) <input type="checkbox"/> Circulation pump: <input type="checkbox"/> Radiator:		
<u>Comments:</u> Recommend further evaluation and repairs by a qualified professional. (2) (4) See combustion air above.		

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.**

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34. Normal Controls

Repairs Recommended

[X] Deterioration / Damage (2)

- [] Near end of lifespan (2) [] Not functional (2) [] Unable to inspect - utilities off * [] Thermostat:
 [] Controls need repairs / replacement (2) [] Gauges need repair / replacement (2) [] Switch is missing / broken (2)
 [] Leaks at: [] Corrosion at: [] Expansion tank:

Comments: Recommend further evaluation and repairs by a qualified professional. Wires melted at connection to right of inducer fan. (2) (4) *** See Picture 34 on Photos Page ***

Notice: Thermostats are not checked for calibration or timed functions.* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.*

35. Air Filters

Appears Serviceable

[X] Condition:Appears serviceable

- [] Hold down missing *

Comments: No additional comments.

Notice: Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection.* Have these systems evaluated by a qualified individual.*

36. Heating Notes

Safety Hazard

[X] Recommend complete system evaluation (2)

- [] Unable to locate heat in all rooms (2) [] Suggest cleaning & servicing: [] Fuel leak (2) (4)
 [] System makes unusual noise (2) [] Undercut doors off carpet / floor * [] Temperature: [] Pressure:
 [] Condensate lines:

Comments: Recommend complete system inspection and repairs by a qualified professional.(2) (4)

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection.* Environmental risks, if any, are not included.* Notice: Asbestos materials have been commonly used in heating systems.* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.*

37. Evaporative Cooler

N/A

[] Location: [] Deterioration / Damage (2)

- [] Near end of lifespan (2) [] Not functional (2) [] Unit makes unusual noise (2) [] Not level *
 [] Flashing missing / improper * [] Unit: [] Pads are deteriorated * [] Float not functional *
 [] Pump not functional * [] Leaking noted (2) [] No electrical disconnect at unit (2) [] Improper wiring (2)

Comments: No additional comments.

38. Air Conditioning

Appears Serviceable

[X] Location:Right side

- [X] Type:Central Air Conditioning [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2)
 [] Air temp below 65 degrees Fahrenheit+ [] Condenser not level (2) [] Condenser coil:
 [] Temperature differential is incorrect (2)

Comments: No additional comments.

Notice: The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection.

38a. Power

Appears Serviceable

[X] Power:240 V / 120 V

- [] Electrical disconnect present [] Refrigerant charge (not inspected) [] Electrical disconnect not present (2)

Comments: No additional comments.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:**
- (1) Recommend evaluation by a structural engineer/geo-technical engineer
 - (2) Recommended evaluation and repairs by a licensed contractor
 - (3) Refer to qualified termite report for further information
 - (4) This item is a safety hazard - correction is needed
 - (5) Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

38b. Condensate

Appears Serviceable

Condensate line:appears serviceable

Termination location:

Comments: No additional comments.

38c. Refrigerant Lines

Appears Serviceable

Refrigerant lines:appears serviceable

Insulation installed on lines Insulation: Ice on lines (2) Lines not fully visible Lines leak at:

Comments: No additional comments.

38d. Cooling Comments

N/A

Comments: No additional comments.

--- End of Category HEAT2/COOL ---

Sample

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

39. Service

Appears Serviceable

[] Service Type: [] Number of conductors:

- [] Voltage: [] Amps: [] Amps not determined [] Deterioration / Damage (2) [] Near end of lifespan (2)
- [] Not functional (2) [] No drip loop on service line (2) [] Damaged connections at: [] Frayed wires (2) (4)
- [] Improper splice(s) (2) [] Tap on main wires (2) [] Conductors too close to:
- [] Wires touch trees, contact utility company (2) (4) [] Main panel ground present
- [] Main panel ground loose / disconnected at: [] Main disconnect inspected at:
- [] More than six breakers with no main disconnect (2)

Comments: No additional comments.

40. Main Panel

Appears Serviceable

[] Location:

- [] Power off at main - no inspection performed. (2)+ [] Deterioration / Damage (2) [] Near end of lifespan (2)
- [] Not functional (2)

Comments: Panel appears to be new. Check with seller regarding history of upgrade and any warranties.

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.*

41. Conductors

Repairs Recommended

[] Service wire type: [] Branch wire type:

- [] Wiring method:

Comments: No additional comments.

42. Sub-panels

N/A

[] Location B: [] Location C: [] Location D:

- [] Locked, could not be inspected at: [] Inaccessible, could not be inspected at:

Comments: No additional comments.

43. Panel Notes

Appears Serviceable

[] Overcurrent protection devices inspected - type:

- [] Deterioration / Damage (2) [] Near end of lifespan (2) [] Not functional (2) [] Improper wiring (2) (4)
- [] Breaker off - have reason verified (2)(4) [] Multiple wires connected to a single wire rated breaker (20) (4)
- [] Scorching (2) (4) [] Corrosion (2) (4) [] Overfusing (fuse/breaker too large for wire) at panel (2) (4)
- [] Neutral and ground wires connected (2) (4)+ [] Direct tap (2) (4) [] Panel bond is not provided at panel (2) (4)+
- [] Antioxidant not visible on aluminum wire connections * [] Missing bushings / clamps (2) (4)
- [] Missing 240-volt handle ties at panel (2) (4) [] Breakers / fuses damaged (2) (4) [] Unprotected openings (2)
- [] Circuits are not labeled * (5)

Comments: No additional comments.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:**
- (1) Recommend evaluation by a structural engineer/geo-technical engineer
 - (2) Recommended evaluation and repairs by a licensed contractor
 - (3) Refer to qualified termite report for further information
 - (4) This item is a safety hazard - correction is needed
 - (5) Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

44. Wiring Notes

Repairs Recommended

- Representative sample of fixtures, switches and outlets appear serviceable. GFCI(s) responded to test at:
- Furnishings prevent testing of some outlets and switches. * Three-prong outlets did not test properly at:
- Reverse polarity at: Evidence of overheating at: Loose or damaged outlet / switch at:
- Missing / damaged cover plate at: Non-exterior rated box / cover at: Non-exterior rated wire at:
- Extension cord used as permanent wiring at: Improper wiring at: Exposed splices at:
- Junction box covers missing at: GFCI(s) recommended at: Doorbell: Fixture:

Comments: Recommend further evaluation and repairs by a qualified professional. (2) (4) Wires in attic appear to have been chewed through by rodents. (2) (4) *** See Picture 44 on Photos Page ***

--- End of Category ELECTRICAL ---

Sample

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

45. Entry Doors

Appears Serviceable

Deterioration / Damage *

- Near end of lifespan * Not functional * Hardware operational: Damaged door jamb. *
 Weather stripping:

Comments: No additional comments.

46. Interior Doors

Appears Serviceable

Deterioration / Damage *

- Near end of lifespan * Not functional * Need adjustment at: Door(s) rub at: Bedroom Door
 Door won't latch at: Hardware operational: Hardware missing at: Hardware needs repair at:
 Several frames are not square - may indicate structural movement (1) (2)

Comments: No additional comments.

47. Exterior Doors

Appears Serviceable

Deterioration / Damage *

- Near end of lifespan * Not functional * Door(s) need adjustment at: Door difficult to operate at:
 Tempered glass insignia visible at applicable locations Tempered glass insignia not visible at:
 Unable to determine if glass is tempered - further evaluation needed, (2) Latching hardware is operational
 Hardware not operational at: Sliding door tracks: Screen doors are:

Comments: No additional comments.

48. Windows

Appears Serviceable

Type: Sliding, Dual-pane

- Material: Vinyl replacement Deterioration / Damage (2) Near end of lifespan (2) Not functional (2)
 Evidence of failed seals in dual-glazed windows. (2) Window difficult to operate at: Window cracked at:
 Window broken at: Tempered glass insignia visible at applicable locations
 Tempered glass insignia not visible at: Caulking / glazing compound deteriorated *
 Security bars - non-openable type (see comments) (4) (5)+ Security bars - openable type (see comments) (5)+
 Screens are:

Comments: No additional comments.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

49. Interior Walls

Appears Serviceable

Drywall Plaster Paneling Wallpaper

- Other: Deterioration / Damage (2) Common cracks * Major cracks (1) Nail pops * Stains at:
 Stains appear to be: Repairs needed at:
 Furnishings prevent full inspection-check carefully on your final walk-through
 Recommend evaluation by an engineer (1)

Comments: No additional comments.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

50. Ceilings

Appears Serviceable

Drywall Acoustic Spray Plaster Wood

- Open Beam Deterioration / Damage * Common cracks * Major cracks (1) Nail pops* Stains at:
 Stains appear to be: Repairs needed at: Ceiling height low at: Recommend evaluation by an engineer (1)

Comments: No additional comments.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:**
- (1) Recommend evaluation by a structural engineer/geo-technical engineer
 - (2) Recommended evaluation and repairs by a licensed contractor
 - (3) Refer to qualified termite report for further information
 - (4) This item is a safety hazard - correction is needed
 - (5) Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

51. Floors

Appears Serviceable

Carpet Vinyl Wood Tile Other:

Deterioration / Damage (2) Uneven floor at: Trip hazard at: Floor is: Stains at:
 Stains appear to be: Cracked floor tile at:

Comments: No additional comments.

Notice: Determining odors or stains is not included! Floor covering damage/stains may be hidden by furniture.* The condition of wood flooring below carpet is not inspected.**

--- End of Category INTERIOR ---

Sample

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

52. Fireplace(s)

Appears Serviceable

Location: Type:

- Deterioration / Damaged (2) (4) Near end of lifespan (2) (5) Not functional (2) (4)
 Deteriorated mortar (2) Cracked / loose brick (2) Lacks clearance to combustibles (2) (5) Gas piping:
 Gas valve: Damper: Damper clamp needed: Hearth extension: Doors / screens:
 Blower / fan operation:

Comments: No additional comments.

Notice: Recommend installing safety spacer or damper when gas logs are present. Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.**

53. Interior Features

N/A

Intercom installed but not inspected

Central vacuum installed but not inspected Security system installed but not inspected

Comments: No additional comments.

53a. Ceiling Fans

Appears Serviceable

Not operational (2) Vibrates / wobbles*

Improperly supported * (5) Improperly wired (2) (4)

Comments: No additional comments.

53b. Interior Stairs

Appears Serviceable

Uneven rise (2) (4) Uneven run (2) (4)

Stairway too narrow (2) (4) Stairway too steep (2) (4) Handrail appears serviceable Railing loose * (4)
 Railing improper (2) (4) Railing missing (2) (4) Openings in railing too wide * (5)

Comments: No additional comments.

53c. Wet Bar

N/A

Faucet appears serviceable Faucet is:

Hot / cold reversed (2) (4) Cold water only Plumbing under sink appears serviceable
 Plumbing under sink is: Leaks at: Improper drain piping (2) Counter top damaged *
 Counter top deteriorated * Unable to access - not inspected *

Comments: No additional comments.

54. Smoke Detector

Appears Serviceable

Located in bedrooms: Located in kitchen:

Located in living/family room: Located in basement: Located on each floor: Indicator lights on
 Responded to test button(s) Did not respond to test button at: Did not operate test button+
 Suggest additional detectors in appropriate locations. (5)

Comments: No additional comments.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

55. Laundry

Appears Serviceable

Location: Piping (supply & waste) serviceable

- Piping conditions warrant repair (2) Washer standpipe not tested * Electrical outlet grounded (120 volt)
 Electrical outlet not operational (2) Electrical outlet miswired (2) (4) 240 volt dryer outlet present
 240 volt outlet operational: Gas piping present Gas shut-off valve present
 Improper appliance connector (2) Proper dryer vent provided Dryer vents: Laundry sink present:
 Faucet appears serviceable Faucet is: Hot / cold reversed (4) Drain appears serviceable
 Plumbing under sink is: Leaks at: Improper drain piping (2) Unable to access - not inspected *

Comments: No additional comments.

Notice: Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged. The inspector does not test washing machine drains or supply valves.* Water supply valves if turned may be subject to leaking.**

56. Attic General

Appears Serviceable

Roof Frame: Ceiling Frame: Attic:

- Access location: How Inspected: Deterioration / Damage (2) Near end of lifespan (2)
 Not functional (2) Stains are: Leaks visible (2) Unable to determine active leakage (2)
 Sagging framing (2) (1) Broken framing (2) (1) Trusses damaged / modified (1)
 Missing wind resistant fasteners (2)

Comments: No additional comments.

56a. Ventilation & Insulation

Appears Serviceable

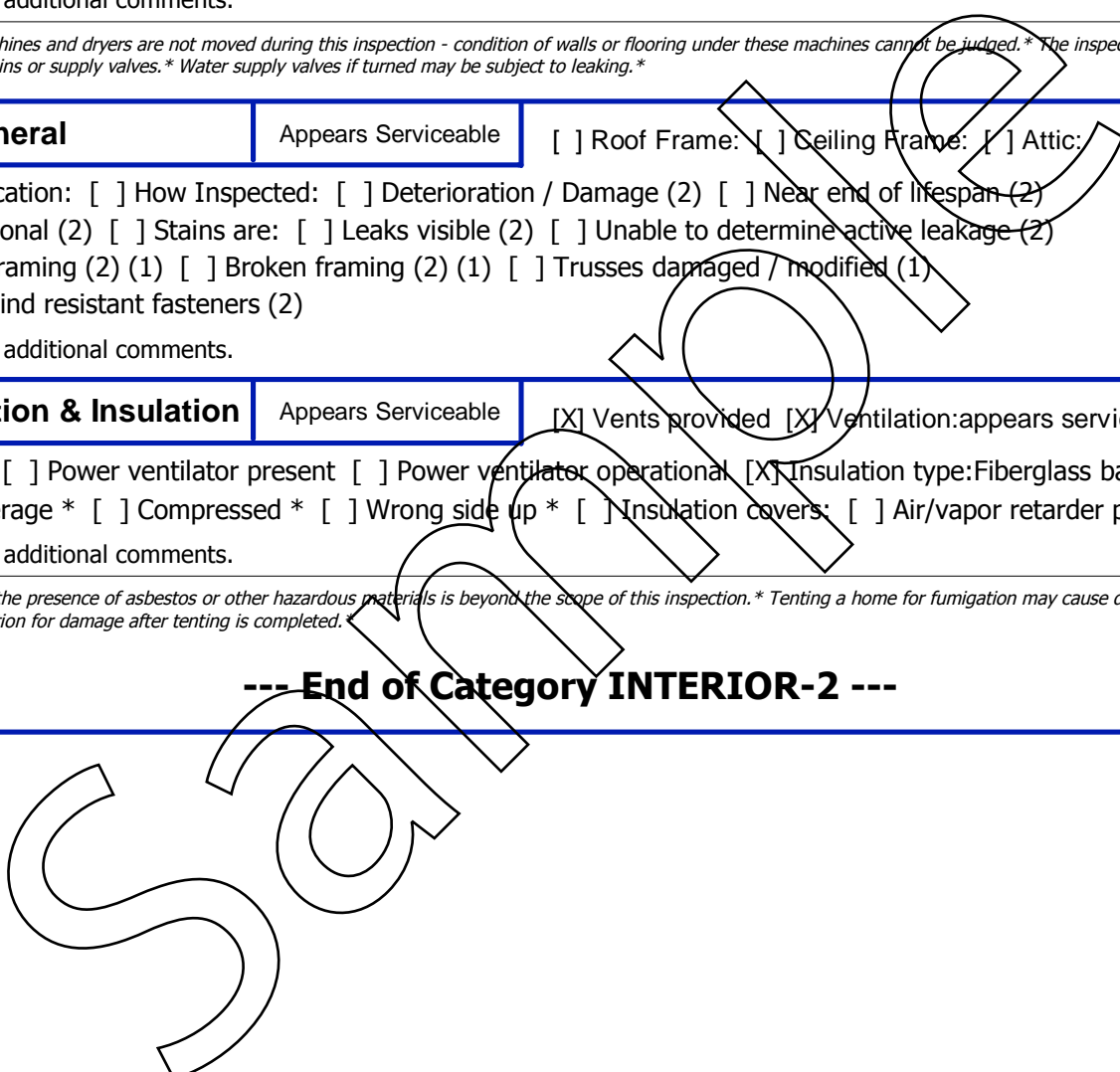
Vents provided Ventilation:appears serviceable

- Screens: Power ventilator present Power ventilator operational Insulation type:Fiberglass batt
 Poor coverage * Compressed * Wrong side up * Insulation covers: Air/vapor retarder present

Comments: No additional comments.

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Tenting a home for fumigation may cause damage to roofs- recommend reinspection for damage after tenting is completed.*

--- End of Category INTERIOR-2 ---



REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

57. Floor	Appears Serviceable	<input type="checkbox"/> Deterioration / Damage *
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- Near end of lifespan (2) Not functional (2) Common cracks * Major cracks (1) Surface raised *
 Surface settled * Trip hazard (5) Not fully visible * Covered with flammable material * (5)

Comments: No additional comments.

58. Firewall/Ceiling	Appears Serviceable	<input type="checkbox"/> Deterioration / Damage (2) (5)
-----------------------------	---------------------	---

- Near end of lifespan (2) Not functional (2) (4) Stains appear: Attic ladder breaches firewall:

Comments: No additional comments.

59. Ventilation	Appears Serviceable	<input type="checkbox"/> Deterioration / Damage *
------------------------	---------------------	---

- Near end of lifespan * Not functional * Window not operational * Screens damaged / missing *

Comments: No additional comments.

60. Door to Living Space	Appears Serviceable	<input type="checkbox"/> Type: <input type="checkbox"/> Deterioration / Damage *
---------------------------------	---------------------	--

- Near end of lifespan * Not functional (5) Pet door interrupts integrity of fire door (2) (4)
 Self-closer operational: Self-latching: Door lacks threshold / weatherstrip * (5)

Comments: No additional comments.

61. Exterior Door	N/A	<input type="checkbox"/> Deterioration / Damage * (3)
--------------------------	-----	---

- Near end of lifespan * Not functional * Hardware operational: Door needs adjustment / repairs:
 Damaged door jamb * Door lacks threshold / weatherstrip *

Comments: No additional comments.

62. Vehicle Door	Appears Serviceable	<input type="checkbox"/> Type: <input type="checkbox"/> Deterioration / Damage (2)
-------------------------	---------------------	--

- Near end of lifespan (2) Not functional (2) Deteriorated wood at door jambs (2) (3)
 Tension rods loose / missing * Door warped * Door difficult to operate (2) Door out of balance (2) (4)
 Hinges loose / damaged (2) (4) Safety springs installed No safety-type springs installed (2) (4)
 Broken spring / safety wire (2) (4) Door(s) locked, couldn't test * Rollers / track damaged (2)

Comments: No additional comments.

63. Automatic Opener	Appears Serviceable	<input type="checkbox"/> Deteriorated / Damaged * (5)
-----------------------------	---------------------	---

- Near end of lifespan * (5) Not functional * (5) Number of units: Unit(s) poorly secured *
 Unit(s) disconnected - not inspected *+ Service recommended * Makes unusual noise when operated *
 Automatic reverse operated Automatic reverse not inspected * Electronic sensors present
 Electronic sensors appear serviceable

Comments: No additional comments.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:**
- (1) Recommend evaluation by a structural engineer/geo-technical engineer
 - (2) Recommended evaluation and repairs by a licensed contractor
 - (3) Refer to qualified termite report for further information
 - (4) This item is a safety hazard - correction is needed
 - (5) Upgrades are recommended for safety enhancement
 - * This item warrants attention/repair or monitoring

64. Electrical

Appears Serviceable

Deterioration / Damage (2) (4)

- Near end of lifespan (2) (4)
- Not functional (2) (4)
- Not fully visible Improper wiring (2) (4)
- Exposed wiring subject to damage * (4)
- Extension cords used as permanent wiring (2) (4)
- Open splices (2) (4)
- Junction boxes missing covers * (4)
- GFCI recommended (2) (4)
- GFCI defective (2) (4)
- Some outlets not accessible * Cover plates missing * (4)
- Outlets not functional (2)

Comments: No additional comments.

65. Comments

Appears Serviceable

Stored items blocked view / access to garage, unable to fully inspect. *

Comments: No additional comments.

Notice: Determining the rating of fire walls is beyond the scope of this inspection.

--- End of Category GARAGE ---

Sample

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

66. Kitchen Sink(s)

Appears Serviceable

Deterioration / Damage *

- Near end of lifespan * Not functional (2) Dishes blocked access to sink - could not inspect * Minor wear
 Heavy wear * Slow draining * Faucet appears serviceable Faucet is: Defective spray wand (2)
 Hot / cold reversed * (4) Plumbing under sink appears serviceable Plumbing under sink is: Leaks at:
 Improper piping (2) Moisture stains below sink * (3) Moisture damage below sink (2) (3)
 Unable to access - not inspected

Comments: No additional comments.

67. Kitchen (general)

Appears Serviceable

Counter type:Granite Damaged / Deteriorated *

- Near end of lifespan * Not functional * Cabinets appear serviceable Counters appear serviceable
 Floors appear serviceable

Comments: No additional comments.

68. Disposal

Appears Serviceable

Deterioration / Damage *

- Near end of lifespan * Not functional * Not fully visible Blades appear to be frozen (2)
 Unit makes unusual noise (2) Splash guard damaged / missing * Wiring appears serviceable
 Improper wiring (2) (4) Wire clamp missing at disposal * Switch in hazardous location (2) (5)
 Exposed wire splices (2) (4) Junction box missing cover * (4)

Comments: No additional comments.

69. Range/Cooktop

Appears Serviceable

Number of ovens:1 Fuel type:natural gas

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) No inspection - utilities off *+
 Burner(s) not functional * Oven door appears serviceable Door damaged (2)
 Door does not close properly (2) Cracked glass (2) Door gasket: Clock / timer not tested
 Separate cooktop: Burner / element not functional * Gas shut-off valve(s): Ventilation hood:
 Ventilation fan filter:

Comments: No additional comments.

*Notice: Self and/or continuous cleaning operations, locks, timing devices, lights and thermostat accuracy are not tested during this inspection. * Appliances are not moved.**

70. Dishwasher

Appears Serviceable

Dishwasher is not part of inspection

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Soap dish inoperative (2)
 Washer arm frozen (2) Unit not properly secured * Door seal: Door doesn't close / open properly (2)
 Drain line installed: Leaking noted at:

Comments: No additional comments.

*Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.**

71. Special Features

N/A

Special features not inspected Trash compactor:

- Microwave: Water purification: Other features present but not inspected:

Comments: No additional comments.

*Notice: Refrigerators, freezers and built-in ice maker are not part of this inspection.**

--- End of Category KITCHEN ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

KEY: (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72. Toilet

Appears Serviceable

 Deterioration / Damage *

- Near end of lifespan * Not functional * Toilet is loose on floor * (3) Tank is loose *
 Recommend new wax seal * Cracked: Water runs continuously * Rust / corrosion at:
 Does not flush properly *

Comments: No additional comments.**73. Sink**

Appears Serviceable

 Deterioration / Damage *

- Near end of lifespan * Not functional * Faucet appears serviceable Faucet is:
 Hot / cold reversed * (4) Plumbing under sink appears serviceable Plumbing under sink is: Leaks at:
 Improper plumbing (2) Moisture stains below sink * (3) Moisture damage below sink (2) (3)
 Unable to access - not inspected * Counter & Cabinet appear serviceable Counter is: Cabinet is:
 Grout / caulking needed *

Comments: No additional comments.

Appears Serviceable

 Exhaust fan: Ventilation: Window:

- Moisture damage at window (2) (3)

Comments: No additional comments.

Appears Serviceable

 Damaged / Deteriorated (2) (3)

- Near end of lifespan (2) (3) Not functional (2) Faucet appears serviceable Faucet is:
 Hot / cold reversed (2) (4) Drain appears serviceable Drain is: Moisture damage on walls (2) (3)
 Moisture damage on floor (2) (3) Hydromassage style tub: Hydromassage tub pump accessible
 Hydromassage tub GFCI protected

Comments: No additional comments.**76. Shower**

Appears Serviceable

 Deterioration / Damage (2) (3)

- Near end of lifespan (2) (3) Not functional (2) Water valve & shower head appear serviceable
 Water valve is: Shower head is: Hot / cold reversed (2) (4) Shower diverter is:
 Low water volume (2) Drain appears serviceable Drain is: Moisture damaged walls (2) (3)
 Moisture damaged floor (2) (3) Damaged tile (2) (3) Deteriorated grout (2) (3)
 Enclosure appears serviceable No enclosure - shower curtain Glass does not appear to be tempered (2) (4)
 Unable to determine if glass is tempered (2) (4) Enclosure is: Enclosure needs repairs *

Comments:

--- End of Category MASTER BATH ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

72.2. Toilet

Repairs Recommended

Deterioration / Damage *

- Near end of lifespan * Not functional * Toilet is loose on floor * (3) Tank is loose *
 Recommend new was seal * Cracked: Water runs continuously * Rust / corrosion at:
 Does not flush properly *

Comments: No additional comments.

73.2. Sink

Appears Serviceable

Deterioratoin / Damage *

- Near end of lifespan * Not functional * Faucet appears serviceable Faucet is:
 Hot / cold reversed * (4) Plumbing under sink appears serviceable Plumbing under sink is: Leaks at:
 Improper plumbing (2) Moisture stains below sink * (3) Moisture damage below sink (2) (3)
 Unable to access - not inspected * Counter & Cabinet appear serviceable Counter is: Cabinet is:
 Grout / caulking needed *

Comments: No additional comments.

74.2. Vent/Heat

Appears Serviceable

Exhaust fan: Ventilation: Window:

- Moisture damage at window (2) (3)

Comments: No additional comments.

75.2. Bathtub

N/A

Damaged / Deteriorated (2) (3)

- Near end of lifespan (2) (3) Not functional (2) Faucet appears serviceable Faucet is:
 Hot / cold reversed (2) (4) Drain appears serviceable Drain is: Moisture damage on walls (2) (3)
 Moisture damage on floor (2) (3) Hydromassage style tub: Hydromassage tub pump accessible
 Hydromassage tub GFCI protected

Comments: No additional comments.

76.2. Shower

Appears Serviceable

Deterioration / Damage (2) (3)

- Near end of lifespan (2) (3) Not functional (2) Water valve & shower head appear serviceable
 Water valve is: Shower head is: Hot / cold reversed (2) (4) Shower diverter is:
 Low water volume (2) Drain appears serviceable Drain is: Moisture damaged walls (2) (3)
 Moisture damaged floor (2) (3) Damaged tile (2) (3) Deteriorated grout (2) (3)
 Enclosure appears serviceable No enclosure - shower curtain Glass does not appear to be tempered (2) (4)
 Unable to determine if glass is tempered (2) (4) Enclosure is: Enclosure needs repairs *

Comments: No additional comments.

*Notice: Determined whether shower pans are watertight is beyond the scope of this inspection.**

--- End of Category HALL BATH ---

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

77. Body Type Appears Serviceable Above ground Below ground Plaster/Gunite

Vinyl Fiberglass Unable to determine Other:

Comments: No additional comments.

*Notice: Pool and spa bodies are beyond the scope of this inspection. * The information regarding the type of pool/spa is given as a courtesy only.*

78. Heater Appears Serviceable Gas Electric Solar Panels (not tested)

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Pilot not lit *+
 Gas / breaker off *+ Gas shut-off not provided (2) (5) May be inadequate for pool heating *
 Improper material used at gas line * Pressure limit switch:

Comments: No additional comments.

78a. Heater Burner Repairs Recommended Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Excessive corrosion (2) Improper flame (2)
 Not all burners operational (2) Soot visible (2) (4)

Comments: Burner area is deteriorated, soot visible. (2)

78b. Heater Vent Appears Serviceable Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Terminates too close to: Improper materials (2)
 Corroded (2) Obstructed (2)

Comments: No additional comments.

79. Filter Appears Serviceable Filter Type: Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Pressure gauge: Bleeder valve: Filter leaks (2)

Comments: No additional comments.

80. Pumps Appears Serviceable Pump Type: Deterioration / Damage (2)

- Near end of lifespan Not functional (2) Leaking (2) Excessive Noise (2)
 Placing strain on piping (2) Body bond: Improper wiring (2)

Comments: No additional comments.

81. Blowers N/A Air Bubbler Supplement to Spa Jet Pump

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Makes unusual noise (2)
 Not tested due to:

Comments: No additional comments.

82. Electrical Appears Serviceable Breaker Location:At Equipment

- Wiring Method:Liquid Tite Flex Deterioration / Damage (2) (4) Near end of lifespan (2) (4)
 Not functional (2) (4)

Comments: No additional comments.

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement
 (3) Refer to qualified termite report for further information * This item warrants attention/repair or monitoring

82a. Pool/Spa Lights

Appears Serviceable

Deterioration / Damage (2)

- Near end of lifespan (2) Not functional (2) Light(s) operated when tested at:Pool
 Light(s) inoperative at: GFCI responded to test button at:Pool GFCI did not respond to test button at:

Comments: No additional comments.

82b. Pool/Spa Controls

Appears Serviceable

Timer Controls:Circulation pump

- Deterioration / Damage (2) Near end of lifespan (2) Not functional (2) Shock guard missing (2) (4)
 Rusted timer box (2) Remote switches:

Comments: No additional comments.

83. General

Appears Serviceable

^pool spa^ needs complete evaluation (2)

- Barrier fencing encloses pool / spa:Yes Self-closing & latching gate:Yes Coping appears serviceable
 Coping is: Surrounding deck/concrete appears serviceable Surrounding deck is:
 Diving board not part of inspection * Slide is not part of inspection *
 Pool water fill valve appears serviceable Water fill valve needs anti-siphon protection (2) (5)
 Water is cloudy, bottom not visible (2)

Comments: No additional comments.

--- End of Category POOL/SPA & EQUIPMENT ---

Sample

REPORT KEY - EVALUATIONS RECOMMENDED IN THE REPORT SHOULD BE COMPLETED PRIOR TO THE END OF THE CONTINGENCY PERIOD/TRANSACTION

- KEY:**
- | | |
|--|---|
| (1) Recommend evaluation by a structural engineer/geo-technical engineer | (4) This item is a safety hazard - correction is needed |
| (2) Recommended evaluation and repairs by a licensed contractor | (5) Upgrades are recommended for safety enhancement |
| (3) Refer to qualified termite report for further information | * This item warrants attention/repair or monitoring |

The following information IS NOT a summary. The following information is provided to expand upon conditions identified during the inspection. Client is advised to address conditions noted in the report prior to the close of escrow.

Fencing: Yard fencing acts as a barrier fencing for pool and spa. Metal gate at rear has broken latch, gate is not self closing and latching.

Heating/Cooling: Air flow restricted by electrical cable stretched over top of duct in attic. (2)

Electrical Wiring: Damaged wiring in attic, it appears that rodents have chewed through the insulation. Much of the wiring is covered by insulation and not visible for inspection.

Sample

Client: Bill Suda
Date: 3/7/2006

Property: 123 Backwards St.
Hudson, WI 54016

GROUNDS



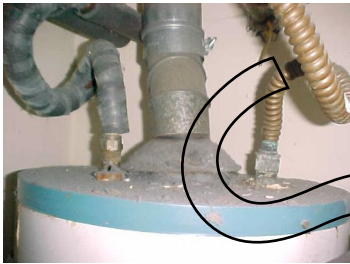
03. Retaining Walls

EXTERIOR



10. Trim

PLUMBING



27. Water Heater(s)

Client: Bill Suda
Date: 3/7/2006

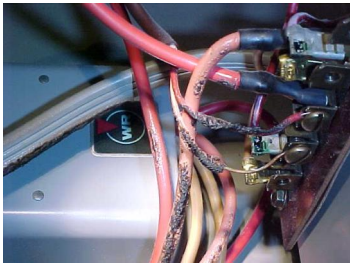
Property: 123 Backwards St.
Hudson, WI 54016

HEATING



31. Combustion Air

HEAT2/COOL



34. Normal Controls

ELECTRICAL



44. Wiring Notes

Client: Bill Suda**Property:** 123 Backwards St.**Date:** 3/7/2006

Hudson, WI 54016

This Inspection Summary is provided as a courtesy only. The client is required by contract to read and understand the entire report. Comments and conditions will exist in the report that do not appear in the inspection summary. It is the client's responsibility to read the entire report. Evaluations and recommendations stated within the report and/or on the summary page should be completed prior to the end of contingency period/transaction.

GROUND

Driveway -- Safety Hazard

Recommend further evaluation and repairs as needed by a qualified professional based on visible conditions noted during the inspection. (2) Evidence of poor drainage which can accelerate wear and deterioration. * Surface raised or settled, creates trip hazard. (2)

Sidewalks -- Safety Hazard

The sidewalk appeared to be in serviceable condition at the time of the inspection. Evidence of poor drainage which can accelerate wear and deterioration. *

Retaining Walls -- Repairs Recommended

Major cracks and displacement; recommend further evaluation by a structural or geotechnical engineer and repairs as needed. (1) (2)

EXTERIOR

Exterior Stairs -- Repairs Recommended

Openings in the railing balusters are too wide, creating a safety hazard. (2) (4)

Exterior Walls -- Repairs Recommended

Moisture damage noted at the exterior walls at: Numerous locations. (2) (3)

Trim -- Repairs Recommended

Moisture damage noted at the eaves. (2) (3)

FOUNDATION

ROOF

Tile Roof -- Repairs Recommended

Displaced tiles at a number of locations. (2) Recommend further evaluation of roofing system and repairs by a qualified professional.

Client: Bill Suda**Property:** 123 Backwards St.**Date:** 3/7/2006

Hudson, WI 54016

ROOF**Roof Notes -- Repairs Recommended**

General condition of the roof indicates the need for further evaluation of the entire roofing system and repairs as identified by a qualified professional. (2)

PLUMBING**Water Heater(s) -- Safety Hazard**

Recommend further evaluation and repairs by a qualified professional. (2) (4) The water heater vent (draft hood) is damaged. (2) The water heater vent was back drafting. Products of combustion were spilling from the draft diverter. (2) (4) Damaged platform, water heater not properly supported. Hole in heater return air plenum. (2) (4)

HEATING**Condition -- Repairs Recommended**

Heating system(s) is not serviceable; see conditions noted in sections below for more information.

Recommend further evaluation and repairs by a qualified professional. (2) (4)

Combustion Air -- Safety Hazard

Large hole in return air platform, pulling return air from garage. (2) (4) Recommend sealing platform at heater base. (2)

Distribution -- Safety Hazard

Recommend further evaluation and repairs by a qualified professional. (2) (4) See combustion air above.

HEAT2/COOL**Normal Controls -- Repairs Recommended**

Recommend further evaluation and repairs by a qualified professional. Wires melted at connection to right of inducer fan. (2) (4)

Heating Notes -- Safety Hazard

Recommend complete system inspection and repairs by a qualified professional. (2) (4)

ELECTRICAL

Client: Bill Suda**Property:** 123 Backwards St.**Date:** 3/7/2006

Hudson, WI 54016

Wiring Notes -- Repairs Recommended

Recommend further evaluation and repairs by a qualified professional. (2) (4) Wires in attic appear to have been chewed through by rodents. (2) (4)

HALL BATH**POOL/SPA & EQUIPMENT****Heater Burner -- Repairs Recommended**

Burner area is deteriorated, soot visible. (2)

Sample

This Report has been prepared exclusively for: Bill Suda
 Property Address: 123 Backwards St., Hudson, WI 54016

Inspection Contract Agreement-This is intended to be a legally binding contract.Please Read Carefully.

I (Client) hereby request a limited visual inspection of the apparent condition of the readily accessible installed systems and components of the premises located at the address named on page 2 of this contract, for client's 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 strictly limited to a visual inspection of the apparent condition of the readily accessible installed systems and components of the premises. The inspection will be performed in accordance with the Illinois Standards of Practice, 68 Ill. Admin. Code 1410, Sec 1410.200, as amended, a copy of which is available upon request or included with this report.

OUTSIDE THE SCOPE OF THE INSPECTION

Latent and concealed defects and deficiencies are excluded from the 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.

The Client understands that the following systems and components, whether or not they are latent or concealed, and information about them are specifically excluded from and outside the scope of this inspection:

Building code or zoning ordinance violations.
 Geological stability or soils condition.
 Structural stability or engineering analysis.
 Termites, pests or other wood destroying organisms.
 Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
 Building value appraisal or cost estimates.
 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, or 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 or personal property.
 Adequacy or efficiency of any system or component.
 Prediction of life expectancy of any item.
 All items listed as excluded in the ASHI standards, a copy of which is available upon request or included with this report.

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

PURPOSE OF INSPECTION

The purpose of the inspection is to determine, and prepare a written report of, the apparent condition of the readily accessible installed systems and components of the Premises existing at the time of the inspection.

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 craft or trade. If your inspector recommends consulting other specialized experts, Client must do so at Client's expense.

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.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded reasonable attorney's fees, arbitrator fees and other costs.

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.

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.

Scope of the Inspection: Continued from page 1. The inspection will be performed in accordance with the Illinois Standards of Practice, 68 Ill. Admin. Code 1410, Sec 1410.200, as amended, a copy of which is available upon request or included with this report.

Outside the Scope: Continued from page 1. All items listed as excluded in the ASHI standards, a copy of which is available upon request or included with this report.

This Report has been prepared exclusively for: Bill Suda
Property Address: 123 Backwards St., Hudson, WI 54016

Inspection Contract Agreement-This is intended to be a legally binding contract.Please Read Carefully.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of a recognized arbitration association except that the parties shall select an arbitrator who is familiar with the home inspection industry. The arbitrator shall conduct summary judgement motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

I have read and agree to the above Arbitration Clause: _____

LIMITATION ON LIABILITY

INSPECTOR'S LIABILITY IS LIMITED TO A REFUND OF THE FEE ACTUALLY PAID FOR THE INSPECTION AND REPORT. THE LIABILITY OF INSPECTOR'S PRINCIPALS, AGENTS, AND EMPLOYEES IS ALSO LIMITED TO THE FEE PAID. THIS LIMITATION APPLIES TO ANYONE WHO IS DAMAGED OR HAS TO PAY EXPENSES OF ANY KIND BECAUSE OF MISTAKES OR OMISSIONS IN THIS INSPECTION AND REPORT. THIS LIABILITY LIMITATION IS BINDING ON CLIENT AND CLIENT'S SPOUSES, HEIRS, PRINCIPALS, ASSIGNS AND ANYONE ELSE WHO MAY OTHERWISE CLAIM THROUGH CLIENT. CLIENT ASSUMES THE RISK OF ALL LOSSES GREATER THAN THE FEE PAID FOR THE INSPECTION. CLIENT AGREES TO IMMEDIATELY ACCEPT A REFUND OF THE FEE AS FULL SETTLEMENT OF ANY AND ALL CLAIMS WHICH MAY EVER ARISE FROM THIS INSPECTION.
Client(s) Initial _____

Client understands that if Client wants an inspection WITHOUT A LIMIT ON LIABILITY TO A REFUND OF THE FEE PAID for the inspection, Client may pay an additional fee to receive a report without the limitation.

Inspection Address _____

Report # _____

Client _____

Client, Please initial your choice below:

_____ I do NOT agree to pay an additional fee to remove the limit of liability to a refund of the fee paid.

_____ I AGREE to pay an additional fee of \$ _____ to remove the limit of liability to a refund of the fee paid.

PERMITS
_____ I do NOT agree _____ I do agree to pay an additional fee of \$ _____ for inspector to research and provide all building permits that appear on the municipal records for the above property.

LIMITED LIABILITY INSPECTION FEE \$ _____
ADDITIONAL FEE FOR REMOVAL OF LIMITATION \$ _____
FEE \$ _____
PERMIT RESEARCH FEE \$ _____
TOTAL INSPECTION FEE \$ _____

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

CLIENT: _____ DATED: _____

CLIENT: _____ DATED: _____

INSPECTOR: _____ DATED: _____
State of Illinois License # _____ License Expiration Date: _____