



## Inspection Report

**John Doe**  
**Property Address:**  
**6555 Any Street, Atlanta Metro**  
**Any Town Ga. 30097**



Sample Report

Georgia State Inspections  
Jake Accardi ICC 8034454- B2  
[www.gastateinspections.com](http://www.gastateinspections.com)  
404.514.7457  
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# Table of Contents

[Cover Page..... 1](#)

[Table of Contents..... 2](#)

[Intro Page ..... 3](#)

[1 Roofing..... 4](#)

[3 Built-In Kitchen Appliances ..... 6](#)

[4 Interiors..... 8](#)

[7 Plumbing System..... 10](#)

[9 Electrical System ..... 13](#)

[11 Heating / Central Air Conditioning15](#)

[General Summary..... 18](#)

[Back Page..... 20](#)

[Inspection Agreement..... 21](#)

<b>Date:</b> 5/27/2010	<b>Time:</b> 12:22:10 PM	<b>Report ID:</b> Sample Any Town
<b>Property:</b> 6555 Any Street, Atlanta Metro Any Town Ga. 30097	<b>Customer:</b> John Doe	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

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

This is a sample report with just a representative and incomplete number of items inspected, actual report will be more comprehensive.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

NACHI National Association of Certified  
Home Inspectors

**In Attendance:**

Customer and Seller

**Type of building:**

Single Family (2 story)

**Style of Home:**

Taditional

**Approximate age of building:**

Over 10 Years

**Home Faces:**

North

**Temperature:**

Below 60

**Weather:**

Clear

**Ground/Soil surface condition:**

Wet

**Rain in last 3 days:**

Yes

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

### Roof Covering:

Architectural  
Asphalt/Fiberglass

### Viewed roof covering from:

Walked roof

### Sky Light(s):

One

### Chimney (exterior):

EIFS/Stucco  
Masonry

## Inspection Items

### 1.0 ROOF COVERINGS

**Comments:** Inspected

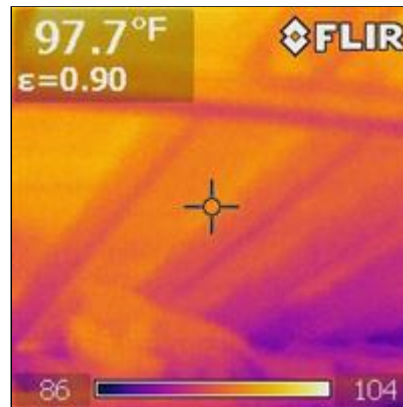
Valley on roof allowed water intrusion, infrared thermography as well as a Delhorst J-lite moisture meter was used to determine if leak was active.

Moisture meter reading was 11.5 which is acceptable and the infrared camera showed no signs of moisture present. It is my opinion that leak has been fixed.

Recommend obtain repair records if available and either monitor or have a licensed roofing contractor inspect.




1.0 Picture 1 water stains



1.0 Picture 2 No active leak

### 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected, Repair or Replace

 Down spout needs to be repaired at elbow to keep water away from foundation. A simple attachment was performed by GSI. No further action is required on this item.



1.3 Picture 1 reattach down spout

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

#### Inspection Items

##### 3.0 DISHWASHER

**Comments:** Inspected

ASKO Dishwasher. I recommend obtaining all user manuals and guides, if not available you can call or go to there web site.

www.askousa.com then go to customer care then manuals. or email general inquiries at [info@askousa.com](mailto:info@askousa.com)., Customer service # 1800.898.1879.



3.0 Picture 1 Serial # on actual report

##### 3.1 MICROWAVE / OVEN

**Comments:** Inspected

(1) Oven(s) functioned as intended at time of inspection. GE Profile, electric oven. I recommend obtaining all user manuals and guides, if not available you can call or go to there web site.

www.geappliances.com Customer service # 1.800.626.2005.



3.1 Picture 1 Actual report serial #  
provided

(2) The Microwave, Light and exhaust Fan functioned as intended at time of inspection. I recommend obtaining all manufacture instruction manuals for free at.

[http://kitchen.manualsonline.com/manuals/mfg/kenmore/kenmore\\_microwave\\_oven\\_product\\_list.html](http://kitchen.manualsonline.com/manuals/mfg/kenmore/kenmore_microwave_oven_product_list.html)



3.1 Picture 2 Microwave Test

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Carpet

Hardwood T&G

Linoleum

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

Single-hung

Tilt feature

**Window Manufacturer:**

PEACHTREE

**Cabinetry:**

Wood

**Countertop:**

Laminate

Cultured marble

Corian

**Refrigerator Opening Width:**

38 inches

**Refrigerator Opening Height:**

71 7/8 inches

### Inspection Items

**4.0 CEILINGS**

**Comments:** Inspected

**4.1 WALLS**

**Comments:** Inspected

**4.2 FLOORS**

**Comments:** Inspected

**4.3 STAIRWAYS RAILINGS**

**Comments:** Inspected

**4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

**4.5 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

**4.6 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected

All windows were inspected and functioned as intended at time of inspection, one screen was missing at dining room window



4.6 Picture 1 Screen missing

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Poly	<b>Plumbing Water Distribution (inside home):</b> Copper
<b>Washer Drain Size:</b> 2" Diameter	<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Gas (quick recovery)
<b>Manufacturer:</b> A.O. SMITH	<b>Water Heater Capacity:</b> 50 Gallon (2-3 people)	<b>Water Heater Location:</b> Garage

### Inspection Items

#### 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

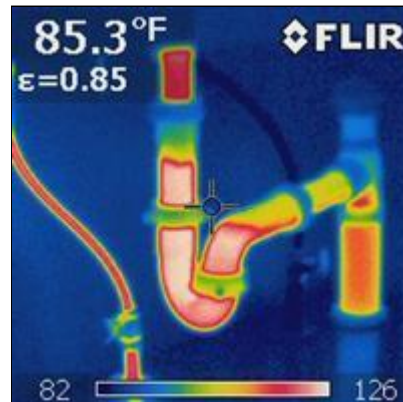
**Comments:** Inspected

(1) Studor vents are used throughout house to vent plumbing, these vents keep to a minimum roof penetrations and are used in locations such as islands or areas that can not be tied to a roof vent. They can go bad after sometime, if egg like smell persists in room or under cabinet where a studor vent is located call a plumber to have the vent replaced.


All areas under sinks, toilets (wax seals), shower diverters and jetted tub at motor were inspected using Infra red thermography, no leaks were detected at time of inspection.

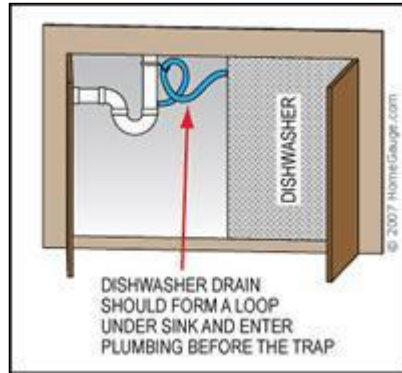


7.0 Picture 1 Studor vent



7.0 Picture 2 IR Picture

 (2) No loop in drain for dishwasher, I recommend when replacing dishwasher or during any service calls for dishwasher add loop to drain hose.



7.0 Picture 3 Drain Loop

### 7.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected

Your water pressure is 50 Pounds Per Square Inch. (lbs. psi.) In a working home the water pressure should be between 40-80 Pounds (Lbs.) Per Square Inch (p.s.i.)



7.1 Picture 1 50 lbs. p.s.i.

### 7.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

Exterior main Water shut off at the street in meter box requires a meter wrench to open and close.

Interior main water shut off is located above the hot water heater in the garage, this valve is a in line shut off plastic valve and does not need a wrench.

Pressure reducing valve (PRV) is located in the same location above the shut off.



7.3 Picture 1 Shut off



7.3 Picture 2 PRV

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping

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system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 30 40 60 AMP:**

Copper

**Wiring Methods:**

Romex

### Inspection Items

#### 9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Inspected

(1) Inspected inside of Panel boxes, everything appeared to be functioning as intended. Infrared inspection reveals GFCI and AFCI breakers which is normal.



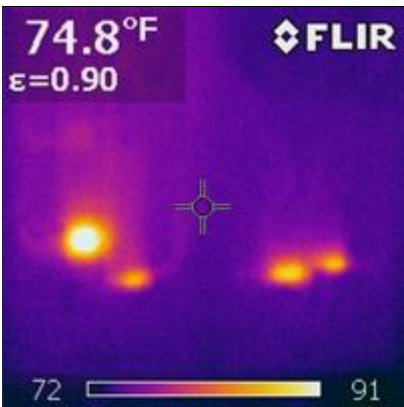
9.1 Picture 1 Main and sub panel



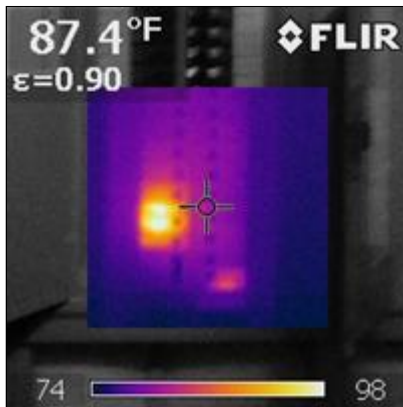
9.1 Picture 2 Service conductors



9.1 Picture 3




9.1 Picture 4 GFCI /AFCI Present

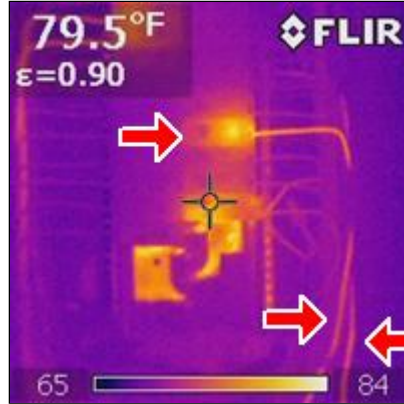


9.1 Picture 5 Picture in a picture




9.1 Picture 6

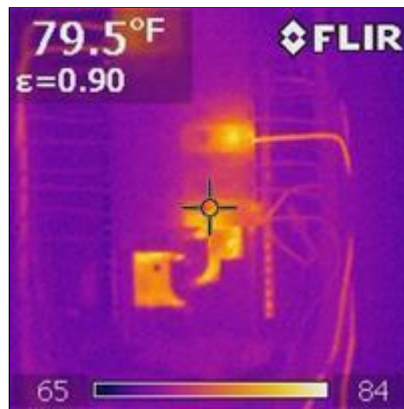
-  (2) Hot Breaker and Wiring, I recommend a qualified electrical Contractor repair or replace undersized breaker and or wiring.



9.1 Picture 7 undersized breaker

-  (3) Undersized Breaker / Wire, I recommend a Licensed Electrical contractor inspect repair and replace as needed. This is a safety issue.

**Example.**



9.1 Picture 8 Undersized Breaker

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

**Heat Type:**

Forced Air

**Energy Source:**

Gas

### Inspection Items

#### 11.0 HEATING / COOLING EQUIPMENT

**Comments:** Inspected

Furnace located in attic. All Gas Lines will Be inspected and shut offs located.

Real report will have Brand, model # and serial #.



11.0 Picture 1 Furnace



11.0 Picture 2

#### 11.3 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

The safety switch did shut off unit when service door was removed.



11.3 Picture 1 auto shut off switch

#### 11.4 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

Furnace exhaust vent.



11.4 Picture 1

#### 11.8 GAS/LP FIRELOGS AND FIREPLACES

**Comments:** Inspected

Gas exterior shut off for fireplace is on of house beside the chimney, interior gas shut off is on the left side of hearth the exterior gas valve is in the on position to check for gas leaks, none found at time of inspection, gas valve closed at completion of inspection.

**Fire Place model # GR-41 Fireplace # ak677300 Heatilator.** The fire place appears that it has only been used for gas logs and not solid fuels and it appears that it has been used only a couple of times, damper door functions as intended, flue not inspected due to accessibility, note in fire box from sellers agent preventing access. **Dead Wasps fell from flue when opening damper.** Before operating I recommend a NFPA certified chimney sweep inspect and explain to buyer the proper operating procedures and I recommend contacting manufacture at website below and obtaining all owner / operating manuals before putting the fire place in service.

<http://www.hearthnhome.com/> (request info)



11.8 Picture 1 Fireplace

### 11.11 COMPRESSOR LOCATION

**Comments:** Inspected

There are two Gibson Compressors on the left side of the house looking from the street. Downstairs model # js5bd-024k, serial # jsa060405399 2.0 Ton, Upstairs model # js5bd-024k, serial #jsa060405237 2.0 Ton I recommend obtaining all user manuals and guides, if not available you can call or go to there website

*Gibson Heating and Cooling Customer Service  
8000 Phoenix Parkway  
O'Fallon, MO 63368*

*1-800-422-4328*

*<http://www.nordyne.com/Gibson/about.htm>*



11.11 Picture 1 A/c disconnect

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Georgia State Inspections

# General Summary



Georgia State Inspections

[www.gastateinspections.com](http://www.gastateinspections.com)

404.514.7457

[jaccardi@gastateinspections.com](mailto:jaccardi@gastateinspections.com)

## Customer

John Doe

## Address

6555 Any Street, Atlanta Metro  
Any Town Ga. 30097

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

## 1. Roofing

### 1.3 ROOF DRAINAGE SYSTEMS

#### Inspected, Repair or Replace



Down spout needs to be repaired at elbow to keep water away from foundation. A simple attachment was performed by GSI. No further action is required on this item.

## 7. Plumbing System

### 7.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Inspected



(2) No loop in drain for dishwasher, I recommend when replacing dishwasher or during any service calls for dishwasher add loop to drain hose.

## 9. Electrical System

### 9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

#### Inspected



(2) Hot Breaker and Wiring, I recommend a qualified electrical Contractor repair or replace undersized breaker and or wiring.



(3) Undersized Breaker / Wire, I recommend a Licensed Electrical contractor inspect repair and replace as needed. This is a safety issue.

#### Example.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Georgia State Inspections



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Jake Accardi ICC 8034454- B2

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404.514.7457

[jaccardi@gastateinspections.com](mailto:jaccardi@gastateinspections.com)





*INSPECTION AGREEMENT*

*Client:*

**John Doe**

*Address:*

**6555 Any Street Metro Atlanta, USA.  
Any Town Ga. 30097**

*Report Date: 5/27/2010*

*Payment Method:*

The address of the property is: 6555 Any Street, Atlanta Metro Any Town Ga. 30097

Fee for the home inspection is \$420.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 5/27/2010 by and between Jake Accardi ICC 8034454- B2 (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or

deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here: 6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Jake Accardi  
INSPECTOR SIGNATURE

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CLIENT SIGNATURE