

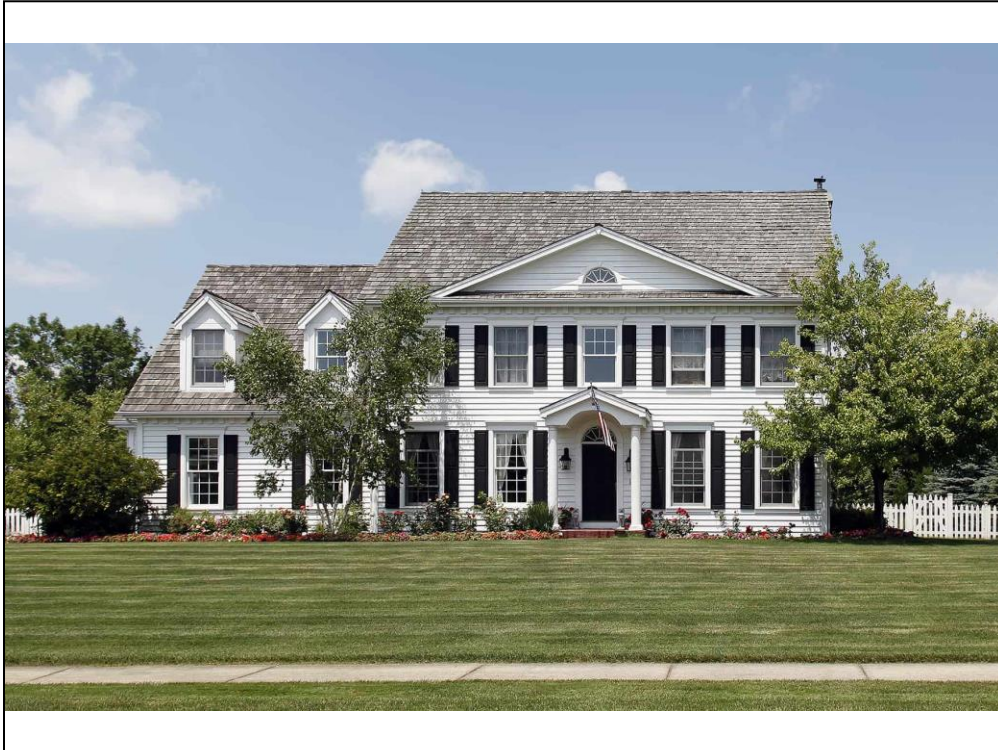


Inspection Report

Buyer

Property Address:

1234 S Main St
Anywhere MN 56789



AmeriSpec Inspection Services

John Kaiser
7850 Metro Parkway #122
Bloomington, MN 55425
952-854-5110

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Date: x/x/2020		Report ID: xxxxxx
Property: 1234 S. Main St Anywhere, MN 56789	Customer: Buyer	Real Estate Professional: Agent Agent Company

GENERAL INFORMATION

The following report attempts to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Our inspectors are trained to perform a thorough visual inspection following the American Society of Home Inspectors (ASHI) standards of practice and code of ethics. We inspect all accessible areas to determine if construction, materials, and workmanship were standard for the industry when this structure was built. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Our inspectors do take into consideration the age of the house. Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this inspection. Even the most comprehensive inspection cannot be expected to reveal every condition that you may consider to be significant to ownership.

Furthermore, owning any building involves some risk. While we can give an excellent overview of the property, we cannot inspect what we cannot see. Moving furniture, personal belongings, any dis-mantling or lighting of gas pilot lights are not within the scope of this inspection. This is not an exhaustive technical evaluation; such an evaluation would cost much more to perform.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snapshot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE (S) = The items inspected appeared to function normally at time of inspection.

Not Applicable (N/A) = The item(s) do not apply to this property.

NOT PRESENT (NP) = The item was not present at the time of inspection.

NOT INSPECTED (NI) = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

NOT OPERATED (NO) = The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

REPAIR/REPLACE (RR) = The item was inspected and found to have deficiencies, was not operating properly or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading 'Repair/Replace' will appear in the 'Summary Report'.

GENERAL CONDITIONS

- The home was occupied at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of personal items, some areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection. We suggest verifying all conditions on the final walk through.

Type of building:

Single Family

Occupancy:

Occupied

In Attendance:

Client

Approximate age of building:

50 to 60 Years

Weather:

Clear, Warm

1. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. When dry conditions are present leaks are not always visible. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Factors such as shingle quality, weather, ventilation, and installation methods can affect the life of the shingles.



Materials Types & Descriptions

Method Used to Inspect Roof:

Walked on the Roof

Roof Material Type:

Wood Shakes

Roof-Type:

Sloped

Items

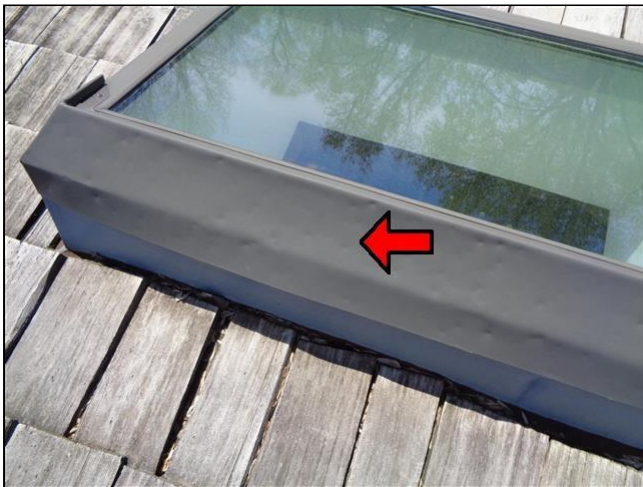
1.0 Roof Conditions

Comment

- (1) Wood shakes have an average life expectancy of 25-30 years depending on the grade of shake. Moss is commonly found on this type of roof and regular removal is suggested to prevent premature deterioration.
- (2) Cracked/deteriorated ridge cap shingles noted. We suggest repair/replace as needed to prevent future water entry.



Apparent hail damage was noted. We recommend review by the appropriate insurance carriers and repair by a qualified roofer to the extent necessary to assure that the roof is both serviceable and insurable.



1.1 Flashings

Serviceable

1.2 Roof Comments

Serviceable

2. Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

Materials Types & Descriptions

Driveway:

Concrete

Walkways:

Concrete

Siding Type:

Stucco, Brick

Windows and Frames:

Wood, Metal

Trim:

Wood, Stucco surface coating

Gutter Type:

Metal

Foundation:

No View

Items

2.0 Driveways

Comment

Common cracking noted.

2.1 Walkways

Comment

Common cracking noted.

2.2 Fences and Gates

Serviceable

2.3 Siding

Serviceable

Our evaluation of stucco is visual only. The most effective way to test stucco is having a moisture/boring test performed.

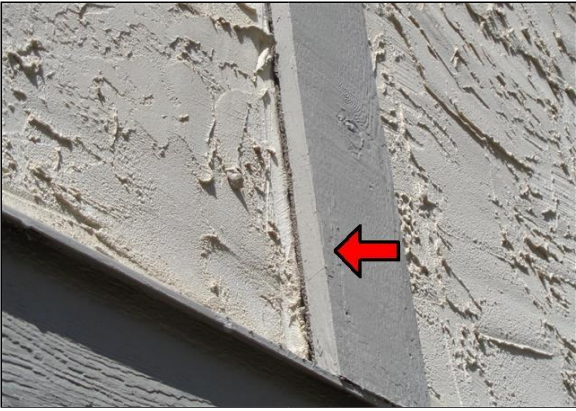
2.4 Trim

Comment

(1) Soffit vents are clogged with dirt, cottonwood and paint. We suggest cleaning to help allow proper attic ventilation.



(2) We suggest caulking along the wood trim set into the stucco to help prevent further deterioration and water infiltration.



2.5 Windows & Frames

Comment

Wasps nests along the upper rear right window frame.



2.6 Electrical Comment

Ground Fault Interrupter (GFCI), has been provided for safety.

2.7 Gutters Down Spouts

Serviceable

2.8 Spigots/Sprinklers

Comment

Corrosion on the sprinkler pipe noted. No current leaking noted.



2.9 Doors

Serviceable

2.10 Lot Grade and Drainage

Serviceable

2.11 Gas Meter Serviceable

2.12 Foundation Comment

Foundation walls are not exposed so, we are unable to evaluate.

2.13 Chimney Conditions

Comment

A spark arrester is installed as a safety feature. This will greatly reduce the chances of a fire due to sparks escaping from the chimney.

2.14 Exterior Comments

Comment

(1) We suggest cleaning fresh air intake now and checking it yearly.



(2) Evidence of pests noted. We suggest reviewing the latest pest control report for more information.



3(A). Rear Deck

Our deck evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Depth and size of footings requirements have changed over time. We are unable to determine depth of footings and if they meet today's standards.

Materials Types & Descriptions

Type: Deck	Location: Back of House	Flooring: Wood
Deck Joists: 2 X 10 Wood Joists		

Items

3.0.A Deck/Floor

Serviceable

3.1.A Joists/Framing

Serviceable

3.2.A Supports/Footings

Serviceable

3.3.A Electrical

Comment

Ground fault circuit interrupter (GFCI) has been provided for safety.

3.4.A Stairs

Serviceable

3.5.A Guardrail

Serviceable

3(B). Rear Porch

Our deck evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Depth and size of footings requirements have changed over time. We are unable to determine depth of footings and if they meet today's standards.

Materials Types & Descriptions

Type: Porch	Location: Back of House	Flooring: Wood	Deck Joists: 2 X 10 Wood Joists
-----------------------	-----------------------------------	--------------------------	---

Items

3.0.B Deck/Floor

Serviceable

3.1.B Joists/Framing

Serviceable

3.2.B Supports/Footings

Serviceable

3.3.B Electrical

Comment

We suggest installing a weatherproof cover on outlet(s) for safety reasons.



3.4.B Stairs

Serviceable

3.5.B Guardrail

Serviceable

3.6.B Ceiling

Serviceable

3.7.B Walls

Serviceable

3.8.B Window(s)

Comment

Screens are intact.

3.9.B Doors

Serviceable

4. Garage

It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door with a self-closing device, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Materials Types & Descriptions

Garage Door Material:

Metal

Items

4.0 Garage Floor

Serviceable

4.1 Garage Door(s)

Serviceable

4.2 Garage Door Hardware

Serviceable

4.3 Garage Door Openers

Comment
Opener is past its average life expectancy but is operational.

4.4 Garage Window(s)

Serviceable

4.5 Access Door

Serviceable

4.6 Fire Door

Serviceable

4.7 Firewall

Serviceable

4.8 Garage Walls

Serviceable

4.9 Electrical

Comment
Ground Fault Interrupter (GFCI), has been provided for safety.

5(A). Furnace in The Garage

Our evaluation of the major system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. Judging the adequacy of the heating and cooling efficiency of the furnace and air conditioner is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the major systems as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since appliances can require repair or replacement at any time. Regular cleaning or replacement of furnace filters is vital to the health of your house and can improve the efficiency of the furnace and central air conditioner. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Materials Types & Descriptions

Heating Unit Location(s):

Garage

Heating System Type(s):

Gas Forced Air Furnace

Filter Size & Type:

High Efficiency

Items

5.0.A Heating Equipment Condition

Comment

- (1) Average life expectancy is 20 years. This unit is a 1996 and is near the end of its useful life.
- (2) Rust behind the cover plate and on the casing appears to be from past Furnace/AC condensation leaks. No current water is present. We suggest verifying when and if repairs for this issue were done with the seller.



5.1.A Energy Source

Comment

Both a gas and electric shut off were present at the furnace.

5.2.A Exhaust Venting

Serviceable

5.3.A Thermostat

Serviceable

5.4.A Air Filters

Serviceable

Filter is a high efficiency paper media type. This type of filter is very good for air quality but, does make the furnace less efficient. We suggest changing of filter every six-nine months for health and efficiency reasons.

5.5.A Distribution / Ducting Systems

Serviceable

5.6.A Heating System Comments

Comment

A humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, we suggest changing the water pad in the spring for health and operational reasons. Hepa Filter system was operational.

5(B). Furnace in The Laundry Room

Our evaluation of the major system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. Judging the adequacy of the heating and cooling efficiency of the furnace and air conditioner is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the major systems as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since appliances can require repair or replacement at any time. Regular cleaning or replacement of furnace filters is vital to the health of your house and can improve the efficiency of the furnace and central air conditioner. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Materials Types & Descriptions

Heating Unit Location(s):	Heating System Type(s):	Filter Size & Type:
Laundry Room	Gas Forced Air Furnace	High Efficiency

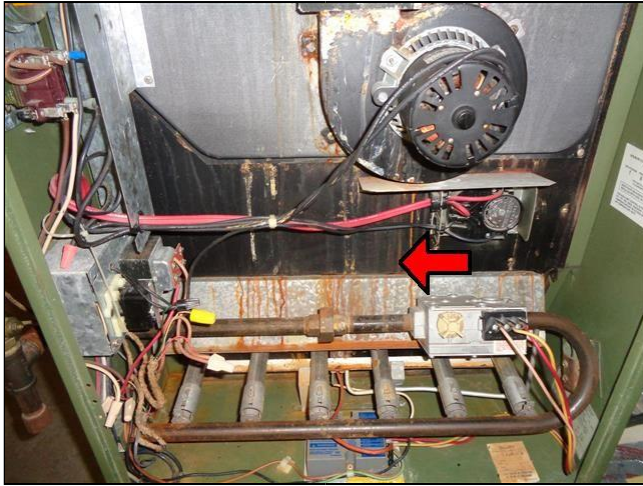
Items

5.0.B Heating Equipment Condition

Comment

(1) Average life expectancy is 20 years. This unit is a 1986 and is near the end of its useful life.

(2) Rust behind the cover plate and on the casing appears to be from past Furnace/AC condensation leaks. No current water is present. We suggest verifying when and if repairs for this issue were done with the seller.



5.1.B Energy Source

Comment

Both a gas and electric shut off were present at the furnace.

5.2.B Exhaust Venting

Serviceable

5.3.B Thermostat

Serviceable

5.4.B Air Filters

Serviceable

Filter is a high efficiency paper media type. This type of filter is very good for air quality but, does make the furnace less efficient. We suggest changing of filter every six-nine months for health and efficiency reasons.

5.5.B Distribution / Ducting Systems

Serviceable

5.6.B Heating System Comments

Comment

Humidifier system does not appear to be operational.

5(C). Furnace in The Closet

Our evaluation of the major system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. Judging the adequacy of the heating and cooling efficiency of the furnace and air conditioner is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the

maintenance history of the major systems as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since appliances can require repair or replacement at any time. Regular cleaning or replacement of furnace filters is vital to the health of your house and can improve the efficiency of the furnace and central air conditioner. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Materials Types & Descriptions

Heating Unit Location(s):	Heating System Type(s):	Filter Size & Type:
Utility Closet	Gas Forced Air Furnace	16x25x1

Items

5.0.C Heating Equipment Condition

Comment

Average life expectancy is 20 years. This unit is a 1988 and is near the end of its useful life.



5.1.C Energy Source

Comment

Both a gas and electric shut off were present at the furnace.

5.2.C Exhaust Venting

Serviceable

5.3.C Thermostat

Serviceable

5.4.C Air Filters

Serviceable

We suggest regular changing of filter for health and efficiency reasons.

5.5.C Distribution / Ducting Systems

Serviceable

5.6.C Heating System Comments

Comment

Hepa filter system is operational.

6. Air Conditioning System

We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. We do not test units in cold weather, nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out prematurely. Winter covers can accelerate rusting/deterioration and should not be used unless approved by the manufacturer.

Materials Types & Descriptions

AC Unit Location(s):	Cooling Equipment Type(s):	Number of AC Systems:
Rear of The House	Central Air Conditioning System	Three

Items

6.0 Cooling and Air Handler Equipment Condition

Comment

Two units are 2000 and one is a 2007. Average life expectancy is 15-20 years.

6.1 Temperature Difference Measurements

Serviceable

7. Water Heater

Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection.

Materials Types & Descriptions

Water Heater Capacity:	Water Heater Location(s):	Water Heater Design Type:
75 Gallon	Laundry Room	Natural Gas

Items

7.0 Water Heater Condition

Comment:

General life expectancy is 8-12 years. This unit is a 2004 and is near the end of its useful life.

7.1 Supply Lines

Serviceable

7.2 Energy Source

Comment

Gas shut-off valve was observed near this appliance.

7.3 Flue Venting

Serviceable

7.4 Temperature / Pressure Release Valve

Comment

Corrosion on the end of the pipe is from past not present leaking.

8. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Since shut off valves are operated infrequently, it is not unusual for them to become frozen/stuck over time. They often leak or break when operated after a period of inactivity. For this reason, water shut off valves are not tested during the inspection. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Functional water pressure is subjective; therefore, we only note inadequate pressure if in the inspector's opinion the pressure is less than normal. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's main sewer line to verify if cleaning of the line is a part of regular maintenance.

Materials Types & Descriptions

Water Source:

Public
Copper

Plumbing Water Distribution (Inside home):

Copper

Drainpipes:

Cast Iron
Plastic

Water Shut Off Location:

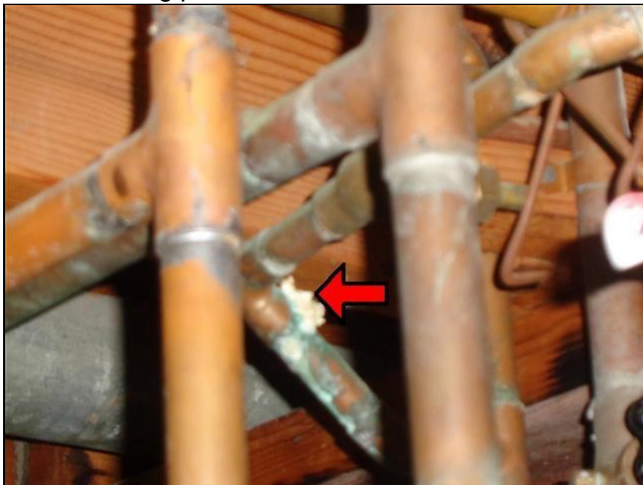
Basement

Items

8.0 Plumbing Water Supply System

Comment

- (1) A water softener is present. It is beyond the scope of this inspection to evaluate this system. We do test the hardness of the water to verify the softener is working and at the time of the inspection it was softening.
- (2) Corrosion/rust on plumbing pipe(s) noted. This appears to be from past leaking that has corroded itself shut. No current leaking present.



8.1 Drain Waste and Vent Systems

Serviceable

8.2 Sump Pump(s)

Comment

Sump pump is present and properly drains to the exterior of the house.

9. Electrical System

Our electrical inspection meets the ASHI standard of practice and is done by sampling a representative amount of visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. Cover plates are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to the house.

Materials Types & Descriptions

Main Electrical Panel Location:

Garage
Bedroom

Service Amperage:

Two 200 AMP service panels

Breakers/Fuses:

Breakers

Branch Wiring Type:

Copper

Items

9.0 Main Electrical Panel Condition

Serviceable

Overload protection is provided by breakers. Breakers should be periodically tripped manually to prevent them from freezing in the "on" position.

9.1 Smoke Alarms

Comment

Smoke detectors should be replaced every ten years. We suggest updating old smoke detectors in the house.

9.2 Carbon Monoxide Alarms

Comment

We suggest installing a carbon monoxide detector on every level of the house for safety.

9.3 Electrical Comments

Comment

There is a backup generator panel in place. I recommend familiarizing yourself with the process of using the generator and be aware of what outlets or power is on the backup system.

9.4 Electrical Sub Panel Condition

Comment

The sub panel appears to be installed properly and is in serviceable condition.

10. Miscellaneous Items

Items

11. Basement

Any below-grade space is susceptible to water seepage issues, even areas that have been dry in prior years. While we look for evidence of leaking during the inspection, we cannot always detect past or possibility of future water seepage into the lower level. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosures from the prior occupants regarding any history of water in the basement. Most foundation walls and basement floors experience some settling and cracking and is usually not a concern. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. Maintaining proper grading at the foundation and a functional gutter system is suggested to help prevent water seepage. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Materials Types & Descriptions

Floor Type:

Concrete
Vinyl

Foundation Type:

Total Finished

Joists:

2 X12 Wood Joists
Partial Finished

Support Columns and Beams:

Metal
Partial View

Windows: No

Windows

Items

11.0 Stairs

Serviceable

11.1 Floor

Serviceable

11.2 Walls

Serviceable

11.3 Joists

Serviceable

11.4 Sub Floors

Serviceable

Due to partially finished lower level, we are not able to verify the condition of all the joists. Where visible joists appear intact.

11.5 Columns or Piers

Serviceable

11.6 Beams

Serviceable

11.7 Doors

Serviceable

11.8 Windows

Not Present

11.9 Electrical

Serviceable

11.10 Ventilation

Comment

We suggest terminating the fresh air vent pipe into a large garbage can for better efficiency.

11.11 Joist Insulation

Comment

Due to finished ceiling along the exterior walls, we are unable to view joist cavities to see if they are properly insulated.

11.12 Basement Comments

Comment

Evidence of mouse activity is present. We suggest verifying any issues with the sellers.

12. Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These frequently corrode/leak and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. If clothes are not present the washer and dryer are run through a normal cycle to verify their operation. We suggest that you clean exhaust pipes regularly to enhance safety/performance.

Materials Types & Descriptions

Location: Floor: Dryer Power Source: Lower Level Vinyl Gas Connection

Items

12.0 Floors

Serviceable

12.1 Walls

Serviceable

12.2 Ceiling

Serviceable

12.3 Doors

Serviceable

12.4 Closets

Serviceable

12.5 Windows

Serviceable

12.6 Counters and Cabinets

Serviceable

12.7 Electrical

Serviceable

12.8 Exhaust Fan

Serviceable

12.9 Laundry Tub

Serviceable

12.10 Washing Machine

Serviceable

12.11 Dryer & Exhaust

Serviceable

13(A). Main Kitchen

Our kitchen appliance inspection is visual and operational in nature of the Built-In Appliances Only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Materials Types & Descriptions

Floors:

Wood

Windows:

Casement

Oven Fuel Supply:

Electric Oven & Gas Cooktop

Items

13.0.A Floors

Serviceable

13.1.A Walls

Serviceable

13.2.A Ceiling

Comment

(1) Stains observed on ceiling. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.

(2) Common cracking noted.

13.3.A Doors

Serviceable

13.4.A Windows

Serviceable

13.5.A Heat Source

Serviceable

13.6.A Electrical

Comment

Ground fault circuit interrupter (GFCI) has been provided for safety.

13.7.A Counters and Cabinets

Serviceable

13.8.A Sink

Serviceable

13.9.A Sinks Faucet

Comment

Corrosion on the supply lines/shut off valves appears to be from past leaking that has sealed itself shut. No current leaking present.

13.10.A Drainpipes

Comment

Corrosion on drainpipe from past not present leaking noted.

13.11.A Disposal

Serviceable

13.12.A Dishwasher(s)

Comment

Due to the age of this unit, it appears to be near the end of its useful life.

13.13.A Stove/Oven

Serviceable

13.14.A Hood Fan

Comment

Down draft vent on the cooktop noted. This unit was operational at the time of inspection. The grease screen needs regular cleaning.

13.15.A Microwave

Serviceable

13.16.A Kitchen Comments

Comment

Toaster operated.

13(B). Lower Level Kitchen

Our kitchen appliance inspection is visual and operational in nature of the Built-In Appliances Only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

Materials Types & Descriptions

Floors:

Laminate

Oven Fuel Supply:

Electric Connection

Items

13.0.B Floors

Serviceable

13.1.B Walls

Serviceable

13.2.B Ceiling

Serviceable

13.3.B Doors

Serviceable

13.4.B Windows

Serviceable

13.5.B Heat Source

Serviceable

13.6.B Electrical

Comment

Ground fault circuit interrupter (GFCI) has been provided for safety.

13.7.B Counters and Cabinets

Comment

Water staining under the sink from past leaking noted. No current leaking present.

13.8.B Sink

Serviceable

13.9.B Sinks Faucet

Comment

Corrosion on the supply lines/shut off valves appears to be from past leaking that has sealed itself shut. No current leaking present.

13.10.B Drainpipes

Serviceable

13.11.B Disposal

Serviceable

13.12.B Dishwasher(s)

Serviceable

- 13.13.B Stove/Oven
- Serviceable
- 13.14.B Hood Fan
- Serviceable
- 13.15.B Microwave
- Not Present

14. Entry

Materials Types & Descriptions

		Windows:
Floor:	Wood	Fixed
Items		
14.0 Floors		
	Serviceable	
14.1 Walls		
	Serviceable	
14.2 Ceiling		
	Serviceable	
14.3 Doors		
	Serviceable	
14.4 Closet Doors		
	Serviceable	
14.5 Windows		
	Serviceable	
14.6 Heat Source		
	Serviceable	
14.7 Electrical		
	Serviceable	

15. Living Room

Materials Types & Descriptions

Floor:		Windows:
Carpet		Casement
Items		
15.0 Floors		
Serviceable		
15.1 Walls		
Serviceable		
15.2 Ceilings		
Comment		
Damage on ceiling noted.		

15.3 Windows

Comment
Painted/sticking windows noted. We suggest maintenance or repairs be performed so that windows will operate without restriction.

15.4 Heat Source

Serviceable

15.5 Electrical

Serviceable

15.6 Doors

Serviceable

15.7 Fireplace

Serviceable
Spring loaded damper noted, Original damper missing.

16(A). Main Floor Family Room
Materials Types & Descriptions

Floor: Wood
Windows: Double-Hung

Items

16.0.A Floors

Serviceable

16.1.A Walls

Serviceable

16.2.A Ceilings

Serviceable

16.3.A Doors

Serviceable

16.4.A Windows

Serviceable

16.5.A Heat Source

Serviceable

16.6.A Electrical

Serviceable

16(B). Lower Family Room
Materials Types & Descriptions

Floor: Carpet

Items

16.0.B Floors

Serviceable

16.1.B Walls

Serviceable

16.2.B Ceilings

Serviceable

16.3.B Doors

Serviceable

16.4.B Closet Door

Serviceable

16.5.B Windows

Serviceable

16.6.B Heat Source

Serviceable

16.7.B Electrical

Serviceable

16.8.B Fireplace

Serviceable

16(C). Library

Materials Types & Descriptions

Floor:

Carpet

Windows:

Casement

Items

16.0.C Floors

Serviceable

16.1.C Walls

Serviceable

16.2.C Ceilings

Serviceable

16.3.C Doors

Serviceable

16.4.C Windows Comment

Painted/sticking windows noted. We suggest maintenance or repairs be performed so that windows will be operated without restriction.

16.5.C Heat Source Serviceable

16.6.C Electrical Serviceable

16(D). Exercise Room

Materials Types & Descriptions

Floor:

Carpet

Windows:

Double-Hung

Items

16.0.D Floors

Serviceable

16.1.D Walls

Serviceable

16.2.D Ceilings

Serviceable

16.3.D Doors

Comment

Torn/holes in screen noted.

16.4.D Closet Door

Serviceable

16.5.D Windows

Comment

Inoperable shutters, suggest verifying operation.

16.6.D Heat Source

Serviceable

16.7.D Electrical

Serviceable

17(A). Main Level Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. Having a timer on the exhaust fan helps to reduce the chances of mold growth and unwanted moisture build up.

Materials Types & Descriptions

Floor:

Wood

Windows:

Fixed

Items

17.0.A Floors

Comment

Staining around the toilet is from past leaking/condensation. No current high moisture levels present.

17.1.A Walls

Serviceable

17.2.A Ceiling

Serviceable

17.3.A Doors

Serviceable

17.4.A Windows

Serviceable

17.5.A Heat Source

Serviceable

17.6.A Electrical

Comment
Ground fault circuit interrupter (GFCI) has been provided for safety.

17.7.A Exhaust Fan(s)

Serviceable

17.8.A Sink

Serviceable

17.9.A Sink Faucet

Serviceable

17.10.A Sink Drain

Serviceable

17.11.A Toilet

Serviceable

17.12.A Counters and Cabinets

Serviceable

17(B). Upper Right Bathroom.

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. Having a timer on the exhaust fan helps to reduce the chances of mold growth and unwanted moisture build up.

Materials Types & Descriptions

Floor:	Windows:
Tile	Casement

Items

17.0.B Floors

Serviceable

17.1.B Walls

Serviceable

17.2.B Ceiling

Serviceable

17.3.B Doors

Serviceable

17.4.B Closet Door

Serviceable

17.5.B Windows

Comment
Staining and deterioration on the frames from common moisture noted. We suggest sanding and sealing to prolong the wood life.

17.6.B Heat Source

Comment
Electric floor heat was operational.

17.7.B Electrical

Comment

Ground fault circuit interrupter (GFCI) has been provided for safety.

17.8.B Exhaust Fan(s)

Serviceable

17.9.B Tub & Surround

Comment

Whirlpool tub was inoperable. There was no evidence of leaking present.

17.10.B Tub Faucet/Drain

Serviceable

17.11.B Shower Surround/Door

Serviceable

17.12.B Shower Faucet/Drain

Comment

Loss of pressure noted when two or more fixtures are operated at the same time.

17.13.B Sink

Serviceable

17.14.B Sink Faucet

Serviceable

17.15.B Sink Drain

Comment

Stopper is non-operational, corrections are needed for proper operation.

17.16.B Toilet

Serviceable

17.17.B Counters and Cabinets

Serviceable

17.18.B Bathroom Comments

Comment

(1) Skylight noted.

(2) Rodent droppings under tub.



(3) Towel warmer noted.

17(C). Upper Front Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. Having a timer on the exhaust fan helps to reduce the chances of mold growth and unwanted moisture build up.

Materials Types & Descriptions

Floor:

- Tile
- Carpet

Items

17.0.C Floors

Serviceable

17.1.C Walls

Serviceable

17.2.C Ceiling

Serviceable

17.3.C Doors

Serviceable

17.4.C Closet Door

Serviceable

17.5.C Windows

Serviceable

17.6.C Heat Source

Comment

Electric heat fan was operational at the time of inspection.

17.7.C Electrical

Comment

Ground fault circuit interrupter (GFCI) has been provided for safety.

17.8.C Exhaust Fan(s)

Serviceable

17.9.C Tub & Surround

Comment

Whirlpool tub was inoperable. There was no evidence of leaking present.

17.10.C Tub Faucet/Drain

Serviceable

17.11.C Shower Surround/Door

Serviceable

17.12.C Shower Faucet/Drain

Serviceable

17.13.C Sink

Serviceable

17.14.C Sink Faucet

Serviceable

17.15.C Sink Drain

Serviceable

17.16.C Toilet

Serviceable

17.17.C Counters and Cabinets

Serviceable

17.18.C Bathroom Comments

Comment

Unknown controls appear inoperable suggest verifying purpose and operation

17(D). Upper Level Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. Having a timer on the exhaust fan helps to reduce the chances of mold growth and unwanted moisture build up.

Materials Types & Descriptions

Floor:

Tile

Items

17.0.D Floors

Serviceable

17.1.D Walls

Comment

Stains observed on wall. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.

17.2.D Ceiling

Serviceable

17.3.D Doors

Serviceable

17.4.D Closet Door

Serviceable

17.5.D Windows

Serviceable

17.6.D Heat Source

Comment

(1) Electric heat fan was operational at the time of inspection.

(2) Heat lamp was operational at the time of inspection.

17.7.D Electrical

Comment

Ground fault circuit interrupter (GFCI) has been provided for safety.

17.8.D Exhaust Fan(s)

Serviceable

17.9.D Shower Surround/Door

Serviceable

17.10.D Shower Faucet/Drain

Serviceable

- 17.11.D Sink
 - Serviceable
- 17.12.D Sink Faucet
 - Serviceable
- 17.13.D Sink Drain
 - Serviceable
- 17.14.D Toilet
 - Serviceable
- 17.15.D Counters and Cabinets
 - Serviceable

17(E). Lower Level Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. Having a timer on the exhaust fan helps to reduce the chances of mold growth and unwanted moisture build up.

Materials Types & Descriptions

Floor:
Tile

Items

- 17.0.E Floors
 - Serviceable
 - 17.1.E Walls
 - Serviceable
 - 17.2.E Ceiling
 - Serviceable
 - 17.3.E Doors
 - Serviceable
 - 17.4.E Closet Door
 - Serviceable
 - 17.5.E Windows
 - Serviceable
 - 17.6.E Heat Source
 - Serviceable
 - 17.7.E Electrical
 - Comment
 - Ground fault circuit interrupter (GFCI) has been provided for safety.
 - 17.8.E Exhaust Fan(s)
 - Serviceable
 - 17.9.E Tub & Surround
 - Serviceable
 - 17.10.E Tub Faucet/Drain
 - Serviceable
-

17.11.E Shower Surround/Door

Serviceable

17.12.E Shower Faucet/Drain

Serviceable

17.13.E Sink

Serviceable

17.14.E Sink Faucet

Serviceable

17.15.E Sink Drain

Serviceable

17.16.E Toilet

Comment

Hold to flush and slow flush noted.

17.17.E Counters and Cabinets

Serviceable

17.18.E Bathroom Comments

Comment

Steam shower noted.

18. Stairs/Hallway
Materials Types & Descriptions

Floor:

Carpet

Items

18.0 Floors

Serviceable

18.1 Walls

Serviceable

18.2 Ceiling

Serviceable

18.3 Electrical

Serviceable

18.4 Stairways

Serviceable

19(A). Upper Right Bedroom

Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Materials Types & Descriptions

Floor:

Wood

Windows:

Casement

Items

19.0.A Floors

Serviceable

19.1.A Walls

Comment

Area of current leaking noted. The area was tested with a moisture meter and high levels were found. Under closet window.



19.2.A Ceilings

Serviceable

19.3.A Doors

Serviceable

19.4.A Windows

Serviceable

19.5.A Heat Source

Serviceable

19.6.A Electrical

Serviceable

19.7.A Closet Door

Serviceable

19(B). Upper Front Center Bedroom

Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Materials Types & Descriptions

Floor:

Carpet

Windows:

Casement

Items

19.0.B Floors

Serviceable

19.1.B Walls

Serviceable

19.2.B Ceilings

Serviceable

19.3.B Doors

Serviceable

19.4.B Windows

Comment

Painted/sticking windows noted. We suggest maintenance or repairs be performed so that windows will operate without restriction.

19.5.B Heat Source

Serviceable

19.6.B Electrical

Serviceable

19.7.B Closet Door

Serviceable

19(C). Upper Rear Left Bedroom

Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Materials Types & Descriptions

Floor:

Carpet

Windows:

Casement

Items

19.0.C Floors

Serviceable

19.1.C Walls

Comment

Staining present. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.



19.2.C Ceilings

Serviceable

19.3.C Doors

Serviceable

19.4.C Windows

Serviceable

19.5.C Heat Source

Serviceable

19.6.C Electrical

Serviceable

19.7.C Closet Door

Serviceable

19(D). Lower Rear Left Bedroom

Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Materials Types & Descriptions

Floor:

Vinyl

Windows:

Casement

Items

19.0.D Floors

Serviceable

19.1.D Walls

Serviceable

19.2.D Ceilings

Serviceable

19.3.D Doors

Serviceable

19.4.D Windows

Serviceable

19.5.D Heat Source

Serviceable

19.6.D Electrical

Serviceable

19.7.D Closet Door

Serviceable



SUMMARY REPORT

AmeriSpec Inspection Services
7850 Metro Parkway #122
Bloomington, MN 55425 952-854-110

SUMMARY

Doc #: xxxxxx Client Name: Buyer
Dwelling Address: 1234 S. Main St Inspector: John Kaiser
Anywhere, MN 56789

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.

This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

1. Roof System

1.0 Roof Conditions

Comment

- (2) Cracked/deteriorated ridge cap shingles noted. We suggest repair/replace as needed to prevent future water entry.
- (3) Apparent hail damage was noted. We recommend review by the appropriate insurance carriers and repair by a qualified roofer to the extent necessary to assure that the roof is both serviceable and insurable.

5(A). Furnace in The Garage

5.0. A Heating Equipment Condition

Comment

- (1) Average life expectancy is 20 years. This unit is a 1996 and is near the end of its useful life.

5(B). Furnace in The Laundry Room

5.0. B Heating Equipment Condition

Comment

- (1) Average life expectancy is 20 years. This unit is a 1986 and is near the end of its useful life.

5.6. B Heating System Comments

Comment

Humidifier system does not appear to be operational.

5(C). Furnace in The Closet

5.0.C Heating Equipment Condition

Average life expectancy is 20 years. This unit is a 1988 and is near the end of its useful life.

13(A). Main Kitchen

13.12.A Dishwasher(s)

Due to the age of this unit, it appears to be near the end of its useful life.

16(D). Exercise Room

16.5.D Windows

Inoperable shutters, suggest verifying operation.

17(B). Upper Right Bathroom.

17.9.B Tub & Surround

Whirlpool tub was inoperable. There was no evidence of leaking present.

17.18.B Bathroom Comments

(2) Rodent droppings under tub.

17(C). Upper Front Bathroom

17.9.C Tub & Surround

Whirlpool tub was inoperable. There was no evidence of leaking present.

19(A). Upper Right Bedroom

19.1.A Walls

Area of current leaking noted. The area was tested with a moisture meter and high levels were found. Under closet window.

19(C). Upper Rear Left Bedroom

19.1.C Walls

Staining present. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.



INSPECTION AGREEMENT

THIS AGREEMENT LIMITS OUR LIABILITY - PLEASE READ IT CAREFULLY

This Home Inspection Agreement (the "Agreement") is made effective on the date stated on Page 2 of this agreement by and between AmeriSpec Inspection Services (hereinafter "AmeriSpec", "we", "us" and "our") and client named on Page 2 of this agreement (hereinafter "client", "you" or "your") (collectively "parties"). We are an independently owned and operated franchise of AmeriSpec L.L.C. engaged in the business of providing home inspection services. You desire to have a general home inspection (the "Inspection") and/or other inspection related services ("Ancillary Services") performed on a home located at the address stated on Page 2 of this agreement (collectively "Services"). The Services desired are indicated by checking the appropriate line beside the desired service.

FEE: You agree to pay the fee stated on Page 2 of this agreement for the performance of the Services. This amount shall be paid in full prior to the completion of the Services (unless otherwise agreed in writing by the parties). Should you fail to timely pay the agreed upon fee(s), you shall be responsible for paying any and all fees associated with collection, including but not limited to administration costs, attorney's fees, and cost of litigation.

SCOPE OF THE INSPECTION: This Inspection is a limited visual examination of certain readily accessible systems and components (designated for inspection herein) using normal operating controls and opening readily openable access panels. The purpose of the Inspection is to provide you with information about the condition of certain systems and components of the home at the time of the Inspection. The inspection will be performed in accordance with the technical guidelines of the American Society of Home Inspectors ("ASHI") (referred to herein as "inspection guidelines"). (A copy of the inspection guidelines is available from us upon request and should be reviewed by you prior to accepting our service.) The inspection guidelines are hereby incorporated by reference in their entirety and are hereby made a part of this Agreement. All terms used herein and not otherwise defined shall have the meaning set forth in the inspection guidelines. Each AmeriSpec office is independently owned and operated and may participate in marketing programs or offer additional services that may be outside the scope of the ASHI Standards of Practice. See "Additional Services" section below.

The inspector is a generalist and is not a licensed engineer or expert in any specific craft or trade. If the inspector recommends further action, including (but not limited to) consulting with a specialized expert(s), you must do so at your expense or otherwise assume all risks associated with failure to do so. **This Inspection is not technically exhaustive.** The fee charged for this Inspection is substantially less than that of a technically exhaustive inspection.

A written inspection Report will be provided describing the following systems and components: structural components (including foundation and framing), exterior, roof system, plumbing system, electrical system, heating system, installed central and through-wall air conditioning systems, interiors, insulation & ventilation, and fireplaces & solid fuel burning appliances. The Report will identify the following: (a) which systems and

components designated for inspection herein are, in the professional opinion of the inspector, significantly deficient or near the end of their service life, (b) why the inspector deems the system or component to be significantly deficient or near the end of its service life, (c) whether further evaluation, correction or monitoring is needed, and (d) whether any system or component described herein was not inspected and why it was not inspected. We reserve the right to modify the Report for a period of time that shall not exceed forty-eight (48) hours after the Report has been first delivered to you. Nothing in this Agreement is intended to limit the inspector from reporting observations and conditions in addition to those identified herein or excluding systems and components from the Inspection if agreed to in writing and signed by the parties. Should we, as a courtesy, exceed any particular requirement set forth herein in one area, we shall not be obligated to exceed the requirements in other areas.

EXCLUSIONS: A system or component is not readily accessible if Inspection requires moving personal property, dismantling, destructive measures, or any action that will, in the opinion of the inspector, likely involve risk to persons or property. Anything not readily observable because it is concealed or inaccessible due to obstructions including (but not limited to) floor coverings, suspended ceiling tiles, insulation, furniture or other personal property, soil, vegetation, water, ice or snow cannot be inspected. We are not required to move or disturb such items in order to diminish or eliminate the obstruction. We are not required to report on or engage in any practice or act that is not included or that is specifically excluded in the inspection guidelines unless otherwise agreed to in writing signed by the parties. We are not required to inspect anything identified in the inspection guidelines as limitations or exclusions specific to the systems and components inspected. The list of the following specific exclusions is not an exhaustive list; see the inspection guidelines for additional exclusions and limitations. We are NOT required to determine the following: insurability of the property, remaining life of any system or component, the causes of any condition or deficiency, methods and costs of corrections, suitability of the property for a specialized use, market value or marketability, advisability of purchase of the property, the presence of pests such as wood damaging organisms(including termites), rodents or insect ,rot/decay, fungus, including mold and mildew, decorative items, underground items, breached vacuum seals in insulated glass, or items not permanently installed. We are not required to do the following: predict future conditions including (but not limited to) failure of components, operate any system or component that is shut down or otherwise inoperable, light pilot lights, determine the presence of hazardous substances, enter hazardous areas, or perform engineering, architectural, plumbing, or any other job function requiring an occupational license or certification in your jurisdiction (unless the inspector holds a valid license or certification and the parties agree in writing signed by the parties on the additional service(s) for an additional fee). We are not required to inspect fences, soil conditions, spas, saunas, steam baths, pools (and related equipment), outbuildings (other than garage or carport), sprinkler systems, private and community waste disposal systems, telephones, cable television, intercoms, security systems, low voltage lighting systems, any timing systems, well systems, window-unit air conditioning systems, furnace heat exchangers, and heating or cooling systems when weather conditions or other circumstances may cause equipment damage. We are not required to inspect cosmetic items such as paint, wallpaper, carpet, or other finishes on walls, ceilings or floors, and any type of window treatment (such as blinds or draperies). We are not required to determine non-compliance with manufacturer's specifications or applicable regulatory requirements, including (but not limited to) building code compliance. Water/moisture, leaks, seepage and drainage problems are often only visible during or after a certain amount of rain. It is thus impossible to observe water/moisture, leaks, seepage and drainage problems unless the Inspection is conducted during or immediately after a rain sufficient to reveal such problems.

It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component or system recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) for recall information regarding any system or component.

DRYWALL MANUFACTURED IN CHINA EXCLUSION: AmeriSpec is not responsible for testing, discovering or reporting drywall that was manufactured in China. Furthermore, AmeriSpec is not responsible for any damages that arise from or related to drywall manufactured in China. Drywall manufactured in China was shipped to the United States between 2004-2008. If your home was constructed or repaired during this time period, AmeriSpec recommends that further testing is conducted to determine the presence of drywall manufactured in China.

MOLD EXCLUSION: AmeriSpec is not responsible for discovering or reporting on the presence or absence of mold or mildew. Furthermore, AmeriSpec is not responsible for any damages that arise from or related to mold or mildew, even if the mold or mildew is a direct consequence of a condition upon which AmeriSpec is required to report as set forth in this agreement.

ADDITIONAL SERVICES: We may be able to perform any one or more of the Ancillary Services listed in this agreement. The availability of the Ancillary Services varies depending on location. You should confirm availability prior to execution of this Agreement. Unless you request Ancillary Services by checking the appropriate line beside the desired service and we agree to perform the Ancillary Service by executing this Agreement, this Agreement is for the general home inspection only and does not include the other delineated Ancillary Services, including but not limited to the following: carbon monoxide test, radon gas test, water analysis, on-site waste disposal system inspection, basic energy assessment, wood destroying insects (or organisms) inspection, pool & spa inspection, or invasive testing of EIFS, Exterior Insulation & Finishing Systems (also known as artificial or synthetic stucco) to determine the existence of moisture and damage related thereto.

In addition to performing Services under this Agreement, AmeriSpec may market and sell the services or products of other companies that may be of interest to its customers. AmeriSpec may be paid a fee by these companies based on a good faith estimate of the reasonable value of its services and expenses incurred by AmeriSpec in promoting, selling, processing, and advertising the services or products of these companies. The Customer acknowledges that the performance of services by these companies and the nature, quality and performance of any of their products is the sole responsibility of the respective companies, and that AmeriSpec shall not be liable for Customer dissatisfaction or any damages or losses arising therefrom. Further, Customer should contact the relevant service provider with questions or concerns regarding their services or products. AmeriSpec may also arrange for these service providers to send literature or make post-inspection contact with Customer. **If Customer does not wish to receive literature from or be contacted by a service provider, Customer must notify AmeriSpec.** Likewise, AmeriSpec may, where permitted by law, pay fees to third-party companies for marketing and selling AmeriSpec services or products. Such fees will be based on a good faith estimate of the reasonable value of the services and expenses incurred by the third-party company in promoting, selling, processing, and advertising the services or products of AmeriSpec.

DISPUTE RESOLUTION AND REMEDY LIMITATION:

Notice of Claims - You understand and agree that any claim(s) or complaint(s) arising out of or related to any alleged act or omission of AmeriSpec in connection with the Services shall be reported to us, in writing, within ten (10) business days of discovery. Unless there is an emergency condition, you agree to allow us a reasonable

period of time to investigate the claim(s) or complaint(s) by, among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim. **You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated above shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law.**

Arbitration - Any dispute concerning the interpretation of this Agreement or arising from the Services and Report

(unless based on payment of fee) shall be resolved by binding, non-appealable arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the home inspection industry.

Limitations Period - Any legal action arising from this Agreement or from the Services and Report, including (but not limited to) the arbitration proceeding more specifically described above, must be commenced within one (1) year from the date of the Services. **Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights, or claims based thereon.** This time limitation period may be shorter than provided by state law.

Limit of Liability - Due to the nature of the Services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of this Agreement by us. Thus, **if we fail to perform the Services as provided herein or are careless or negligent in the performance of the Services and/or preparing the Report, our liability for any and all claims related thereto is limited to the fee paid for the Services (unless contrary to state law), and you release us from any and all additional liability. There will be no recovery for consequential damages.** You understand that the performance of the Services without this limitation of liability would be more technically exhaustive, likely require specialist(s) and would cost substantially more than the fee paid for this **limited visual inspection**.

OTHER PROVISIONS:

Confidentiality - You understand that the Services are being performed (and the Report is being prepared) for your sole, confidential and exclusive benefit and use. The Report, or any portion thereof, is not intended to benefit any person not a party to this Agreement, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction ("third party"). **If you directly or indirectly allow or cause the Report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold us harmless for any claims or actions based on the Services or the Report brought by the third party.** By initialing here (), you authorize us to distribute copies of the Report to the real estate agents or attorneys directly involved in this transaction, who are not intended beneficiaries of the Report.

Nature of the Franchise Relationship - We are a franchisee of AmeriSpec L.L.C. As a franchisee, we are an **independently owned and operated** business that has a right to use the AmeriSpec names and marks and system of operation. AmeriSpec L.L.C. does not control our day to day activities. In retaining us to conduct the Services, you acknowledge your understanding that AmeriSpec L.L.C., is in no way involved in conducting the Services, and is not responsible for our actions. Questions, concerns or complaints should be directed to us rather than AmeriSpec L.L.C.

Severability and Entire Agreement - The parties agree that should an Arbitrator or Court determine that any provision(s) in this Agreement is void, voidable, or unenforceable, the remaining portions shall remain in full force and effect. This Agreement (in its entirety), and any attached, executed Addenda, contains the entire agreement between the parties, and there are no other representations, warranties, or commitments, except as are specifically set forth herein. This Agreement supersedes any and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this Agreement. This Agreement may be modified, altered or amended only if agreed to in writing and signed by the parties.

THE INSPECTION, ANCILLARY SERVICES, INSPECTION AGREEMENT AND REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND; NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW. AN INSPECTION DOES NOT DETERMINE THE INSURABILITY OF THE PROPERTY.
