

Property Inspection Report



123 Sample Report Drive
Glen Mills, PA. 19342

Inspection Date:
October 21, 2013

Prepared For:
Mr. and Mrs. Tom Homebuyer

Prepared By:
Inspector: Steve A. Seherlis
ProLine Home Improvements, LLC. Home Inspection Services
Glen Mills, PA.

“Inspecting the Southeastern PA Area...One Home at a Time”

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Report Overview

THE HOUSE IN PERSPECTIVE

The subject property is a three story home, built in 2005, and a detached 2 car garage, built in approximately 2009. The repairs and maintenance recommended is typical for a home of this age and style.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Evaluate: denotes a system or component needing further investigation by a licensed and qualified professional in order to determine if repairs and/or maintenance is needed.

Monitor: denotes a system or component that needs to be monitored in order to determine if repairs are necessary.

PROPERTY CONDITIONS, REPAIRS AND IMPROVEMENTS SUMMARY

The following is a synopsis of the property conditions, and recommended repairs and improvements. Ideally, the following recommendations should be addressed, but in reality, some of these items may be important to you, while others may not be. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Major Concerns

Roofing

- **Repair:** The slate roofing is poor condition, and may be near the end of its useful life. Conditions observed include damaged and missing tiles, surface deterioration, and exposed nail heads. No active leaks were observed at the time of inspection. The slate roof should be evaluated by a qualified contractor, and repaired/replaced as needed. See photo on page 7.

Exteriors

- **Repair:** Substantial wood rot and deterioration was observed in multiple areas of the exterior, and should be repaired as needed by a qualified contractor. Locations include, but are not limited to, the exterior siding and trim, windows, porches including decking and railings, the bases of the support columns for the gazebo, and rafter tails on the right rear corner of garage. See photos on page 8.

Furnace

- **Evaluate/Repair:** Given the age and condition of both of the furnaces, the heating systems should be evaluated by a licensed hvac contractor for proper operation, and the heat exchangers inspected for deterioration, and the units repaired and serviced as needed. The typical life expectancy of a gas furnace is 12 to 18 years, and the existing furnaces are 18 years old. At the time of inspection, the pilot light was not lit for the upstairs furnace in the main dwelling, and the furnace could not be checked for proper operation.

Repairs

Main Electrical Panel

- **Repair:** Circuits within the electrical panel that are doubled up (referred to as “double taps”) on a 20 amp breaker, should be separated. Each circuit should be served by a separate breaker. See photo on page 9.

Distribution Wiring

- **Repair:** In the garage, all open junction boxes should be fitted with cover plates in order to protect the wire connections.
- **Repair:** Loose wiring on the ground in the crawl space of the main dwelling should be properly attached to the floor joists.

Outlets

- **Repair:** Missing outlet cover plates in the garage should be replaced to avoid a shock hazard.

Crawl Space Insulation

- **Repair:** Several pieces of fallen insulation from the floor above the crawl space should be properly reinstalled.

Supply Plumbing and Fixtures

- **Repair:** The kitchen sink faucet is leaking at the base of the handle, and should be repaired/replaced as needed.

Interior Doors

- **Repair:** The pocket door leading from the upstairs right bedroom into the bathroom does not open properly, and should be repaired or adjusted as necessary to work properly.

Gas Cooktop

- **Repair:** The left front burner on the gas cooktop would not ignite, and should be adjusted or repaired.
- **Repair:** The metal flue pipe for the cooktop downdraft exhaust fan is disconnected in the crawl space, and should be properly reconnected to discharge to the exterior. See photo on page 14.

Safety Issues**Smoke Detectors**

- **Safety Issue:** For improved safety, the installation of additional smoke detectors in the main dwelling is recommended. There appears to be only one smoke detector installed on the second floor to serve the entire house.

Fireplace

- **Evaluate:** The fireplaces and chimneys should be inspected and cleaned by a professional chimney sweep or fireplace technician prior to operation. The National Fire Protection Association recommends an NFPA 211, Level II inspection of any fireplace when a home is sold. Such an inspection, performed by a Certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly recommended.

Deferred Cost Items**Water Heater**

- **Monitor:** The water heater is a 17 year old unit that may be approaching the end of its useful life. The typical life expectancy on electric water heaters is 15-20 years. One cannot predict with certainty when replacement will become necessary. Evidence of element replacement was observed at one of the water heaters.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

The scope of this inspection is in accordance with the Standards of Practice of the American Society of Home Inspectors, ASHI®. Such inspections are visual. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. We perform no destructive testing or dismantling of building components.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection.

The estimated outside temperature at the start of the inspection was 52 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have had rain.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Brick •Crawl Space Configuration	Piers:	•Concrete Block
Floor Structure:	•Wood Joist (Main House)		
Wall Structure:	•Wood Frame		
Ceiling Structure:	•Joist		
Roof Structure:	•Rafters •Plywood Sheathing		

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is generally good quality. The materials and workmanship, where visible, are good. The inspection did not discover evidence of substantial structural movement. No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Slate •Metal (Main Dwelling) •Asphalt Shingle (Garage)
Roof Flashings:	•Metal
Chimneys:	•Masonry (Main Dwelling)
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Skylights:	•None
Method of Inspection:	•Walked on roof •Viewed from ladder at eave •Viewed with binoculars

ROOFING OBSERVATIONS

General Comments

The slate shingles of the main dwelling and gazebo, and the asphalt shingles of the garage, are showing signs of wear and tear.

RECOMMENDATIONS / OBSERVATIONS

Roofing

- **Repair:** The slate roofing is poor condition, and may be near the end of its useful life. Conditions observed include damaged and missing tiles, surface deterioration, and exposed nail heads. No active leaks were observed at the time of inspection. The slate roof should be evaluated by a qualified contractor, and repaired/replaced as needed. See photo on page 8.



Gutters & Downspouts

- **Improve:** The gutters require cleaning to improve the flow and discharge of rainwater.
- **Improve:** Downspout extension tubes or splash blocks should be installed for the downspouts to help discharge water at least five (5) feet from the house and garage. Storm water should be encouraged to flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Gravel
Entry Walkways And Patios:	•Brick
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Stone
Fencing:	•None

EXTERIOR OBSERVATIONS

General Comments

The exteriors of the home and garage have lacked maintenance. Repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exteriors

- **Repair:** Wood rot and deterioration was observed in multiple areas of the exterior, and should be repaired as needed by a qualified contractor. Locations include, but are not limited to, the exterior siding and trim, windows, porches including decking and railings, the bases of the support columns for the gazebo, and rafter tails on the right rear corner of garage. See photos on page 9.



LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amp
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Main Panel and Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Copper •Ground Rod Connection
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Wiring Method:	•Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Kitchen •Bathroom(s) •Exterior
Smoke Detector:	•Present (Upstairs Main Dwelling)

ELECTRICAL OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

Main Electrical Panel

- **Repair:** Circuits within the electric panel that are doubled up (referred to as "double taps") on a 20 amp breaker, should be separated. Each circuit should be served by a separate breaker.

Distribution Wiring

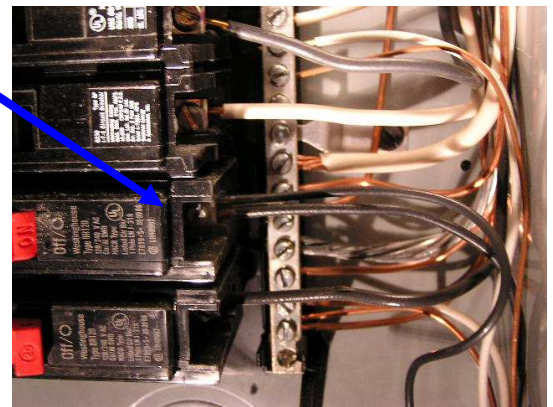
- **Repair:** In the garage, all open junction boxes should be fitted with cover plates in order to protect the wire connections.
- **Repair:** Loose wiring on the ground in the crawl space of the main dwelling should be properly attached to the floor joists.

Outlets

- **Repair:** Missing outlet cover plates in the garage should be replaced to avoid a shock hazard.

Smoke Detectors

- **Safety Issue:** For improved safety, the installation of additional smoke detectors in the main dwelling is recommended. There appears to be only one smoke detector installed on the second floor to serve the entire house.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Carrier •Serial Number: 5103A13792 •Serial Number: N991611
Vents, Flues, Chimneys:	•Metal-Multi Wall •Masonry-Lined
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

General Comments

The furnace serving the upstairs of the main dwelling was inoperative at the time of inspection (the pilot light was off).

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Evaluate/Repair:** Given the age and condition of both of the furnaces, the heating systems should be evaluated by a licensed hvac contractor for proper operation, and the heat exchangers inspected for deterioration, and the units repaired and serviced as needed.. The typical life expectancy of a gas furnace is 12 to 18 years, and the existing furnaces are 18 years old. At the time of inspection, the pilot light was not lit for the upstairs furnace in the main dwelling, and the furnace could not be checked for proper operation.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Carrier •Serial Number: 0289E02341 •Serial Number:0689E07062

COOLING / HEAT PUMPS OBSERVATIONS

General Comments

The air conditioning units are both 1989 models. The typical life expectancy on central cooling units is 10-15 years. That guideline is often exceeded in this area due to cooler weather during summer months, and with homes that are used as second homes vs. full time residences.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** The central air conditioning units could not be operated because the outside temperature was below 60 degrees F. Operation of the central air conditioning unit when the outside temperature is below 60 degrees F. can cause damage to the compressor. The central air conditioning units were visually inspected, but were not operated during this inspection. If weather conditions permit, the cooling systems should be checked for proper operation prior to closing.
- **Improve:** Vegetation in the vicinity of the outdoor units of the air conditioning system should be cut back to improve air flow to the units.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R19 Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•R19 in Floor above Crawl Space
Vapor Retarders:	•Plastic
Roof Ventilation:	•Gable Vents •Soffit Vents •Power Ventilator
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Cooktop Down Draft •Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments

Insulation levels are typical for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Crawl Space Insulation

- **Repair:** Several pieces of fallen insulation from the floor above the crawl space should be properly reinstalled.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- The discharge locations of the bathroom exhaust fans could not be verified. Bathroom exhaust fans should be directed to discharge to the exterior, to reduce moisture in the attic.
- The power ventilator was not on at the time of inspection, and was not operated or inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Municipal Water
Service Pipe to House:	•Not Visible
Main Water Valve Location:	•Not Found
Interior Supply Piping:	•Copper •CPVC
Waste System:	•Septic System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Electric •Manufacturer: State•Serial Number: K89461498 •Approximate Capacity (in gallons): 40 •Hot Water Temperature: 106° F at Kitchen Sink
Fuel Storage & Distribution:	•Liquid Petroleum "LP" Gas Tank
Fuel Shut-Off Valves:	•LP Gas Main Valve At Tank

PLUMBING OBSERVATIONS

General Comments

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is a 17 year old unit that may be approaching the end of its useful life. The typical life expectancy on electric water heaters is 15-20 years. One cannot predict with certainty when replacement will become necessary. Evidence of element replacement was observed at one of the water heaters.

Supply Plumbing and Fixtures

- **Repair:** The kitchen sink faucet is leaking at the base of the handle, and should be repaired/replaced as needed.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the sewage system is outside the scope of this inspection.
- An inspection of the well is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Wood
Floor Surfaces:	•Wood
Window Type(s) & Glazing:	•Double/Single Hung •Fixed Pane •Single Pane
Doors:	•Wood-Solid Core
Fireplace:	•Masonry Fireboxes •Masonry Flues

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in good condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are average quality units. It may be desirable to replace the existing single pane windows with more energy efficient windows.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Interior Doors

- **Repair:** The pocket door leading from the upstairs right bedroom into the bathroom does not open properly, and should be repaired or adjusted as necessary to work properly.

Fireplace

- **Evaluate:** The fireplaces and chimneys should be inspected and cleaned by a professional chimney sweep or fireplace technician prior to operation. The National Fire Protection Association recommends an NFPA 211, Level II inspection of any fireplace when a home is sold. Such an inspection, performed by a Certified or otherwise qualified chimney sweep, may reveal problems not apparent to this inspector and is strongly recommended.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Refrigerator •Gas Cooktop •Built-in Electric Oven •Dishwasher •Waste Disposer •Trash Compactor
Laundry Facility:	•120 Volt Circuit for Washer •240 Volt Circuit for Dryer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer •Dryer Vented to Building Exterior
Other Components Tested:	•Cooktop Exhaust Vent/Fan

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are in generally good condition. Most appliances tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

RECOMMENDATIONS / OBSERVATIONS

Gas Cooktop

- **Repair:** The left front burner on the gas cooktop would not ignite, and should be adjusted or repaired.
- **Repair:** The metal flue pipe for the cooktop downdraft exhaust fan is disconnected in the crawl space, and should be properly reconnected to discharge to the exterior.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- The washing machine and clothes dryer are outside the scope of this inspection, and were not inspected or operated.



Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

ProLine Home Improvements, LLC. Home Inspection services

Inspection Agreement

(Please read carefully)

PAGE 1 OF 2

THIS AGREEMENT is made and entered into by and between ProLine Home Improvements, LLC., referred to as "Inspector", and, Mr. and Mrs. Tom Homebuyer referred to as "Client".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of \$450.00 for the inspection of the "Property", being the residence, and garage or carport, if applicable, located at 123 Sample Report Drive, Atlanta, Georgia.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is included with this report. If the state where the inspection is performed imposes more stringent standards or administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection.
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection. Not valid in State of N/A.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the reverse side, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Georgia, and if that state's laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges receipt of the standards of practice which applies.

Signature: Mr. Tom Homebuyer Date: 10/21/2013 Day: Saturday

Signature: Mrs. Tom Homebuyer Date: 10/21/2013 Time: 3:30 p.m.

Street Address: 123 Sample Report Drive Buyers Present: Yes No

City/State/Zip: Glen Mills, PA. 19342

Agent present: Yes No Agent's Name:

Inspector's Signature: William Ahitgrad Date: ON: 10/21/2013 Inspection #: N/A

Inspectors Address: Glen Mills, PA License #: N/A

Client agrees to release reports to seller/buyer/Realtor®: Yes No

SEE NEXT PAGE FOR ADDITIONAL TERMS, CONDITIONS AND LIMITATION

This confidential report is prepared exclusively for Mr. and Mrs. Tom Homebuyer

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ProLine Home Improvements, L L C Home Inspection Services

Inspection Agreement (ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS)

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8. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories; solar heating systems; sprinkling systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards adhered to in the report or State law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred.

12. This inspection does not determine whether the property is insurable.

13. Exclusions of systems normally inspected _____

DEFINITIONS

1. Apparent Condition: Systems and components are rated as follows:

SATISFACTORY - *Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.*

MARGINAL - *Indicates the component will probably require repair or replacement anytime within five years.*

POOR - *Indicates the component will need repair or replacement now or in the very near future.*

MAJOR CONCERNS - *A system or component that is considered significantly deficient or is unsafe.*

SAFETY HAZARD - *Denotes a condition that is unsafe and in need of prompt attention.*

2. Installed systems and components: structural components; exterior; interior; roofing; plumbing; electrical; heating; central air-conditioning (weather permitting); insulation and ventilation.

3. Readily accessible systems and components: only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility.

ADDENDUM TO INSPECTION AGREEMENT

Any dispute, controversy, interpretations or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of *Construction Arbitration Services, Inc.* The decision of the Arbitrator appointed there under shall be the final and binding judgment on the Award may be entered in any Court of competent jurisdiction.

Signature: _____ Tom Homebuyer

This confidential report is prepared exclusively for Mr. and Mrs. Tom Homebuyer

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