

# PROPERTY INSPECTION REPORT



SAMPLE REPORT ONLY:

3 Lane St  
Tilton IL  
April 24, 2018

Prepared for: Bob and Jane Smith

Prepared by: First Home Inspection

# First Home Inspection

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# First Home Inspection

## Definitions

THE PURPOSE OF THIS REPORT IS TO COMMUNICATE THE GENERAL CONDITION OF THE READILY ACCESSIBLE COVERED SYSTEMS AND COMPONENTS AS LISTED IN THE REPORT. UNLESS OTHERWISE NOTED IN THE REPORT, THE COVERED ITEMS ARE DEEMED TO BE IN A FUNCTIONAL AND AGE CONSISTENT CONDITION AT THE TIME OF THE INSPECTION. "NON-NEW" HOMES WILL HAVE VARIATIONS PRESENT DUE TO AGE, WEATHER, DAILY USE, ETC, UNLESS THE VARIATIONS ARE DEEMED ABNORMAL BY THE INSPECTOR, THE CONDITION WAS CONSIDERED TO BE WITHIN A NORMAL RANGE BASED ON THE INSPECTOR'S EXPERIENCE AND TRAINING. WHILE OTHERS MAY HAVE DIFFERING OPINIONS, THIS REPORT IS BASED SOLELY ON THE OPINION OF THE INSPECTOR. THE INSPECTION IS NOT A PASS/FAIL PROCESS, ONLY YOU CAN DETERMINE WHAT IS, OR IS NOT, ACCEPTABLE TO YOUR PERSONAL SITUATION. THE INSPECTION PROVIDES INFORMATION TO HELP MAKE AN INFORMED DECISION TO REDUCE RISK, BUT IT CANNOT ELIMINATE ALL RISK.

(+) INSPECTED COMPONENT: WITHIN EACH SECTION OF THE REPORT, AN "X" INDICATES THE ITEMS THAT HAVE BEEN INSPECTED IN THAT AREA OF THE HOME.

\*\*\*\*REVIEW ITEMS\*\*\*\* AT THE BOTTOM OF EACH SECTION IN THE REPORT, THERE MAY BE ITEMS LISTED THAT; 1. MAY NOT BE FUNCTIONING AS INTENDED, 2. MAY BE A SIGNIFICANT SAFETY ISSUE, 3. MAY BE IN AN ABNORMAL OR SIGNIFICANTLY DETERIORATED CONDITION, 4. MAY REQUIRE FURTHER EVALUATION BY A SPECIALIST. PLEASE SPEAK WITH THE INSPECTOR FOR CLARIFICATION IF NEEDED. IF ANY ITEMS ARE OF CONCERN IT IS ADVISED TO CONSULT WITH YOUR AGENT OR ATTORNEY TO DISCUSS WHAT OPTIONS YOUR PURCHASE CONTRACT ALLOWS.

## Company Information

1. Inspector Name David Biggerstaff
2. Company Name First Home Inspection

## GENERAL INFORMATION

Date: 4-24-2018 Temp: 55+/- Weather: Sunny

Property Address: 3 Lane St

City: Tilton State: IL

Property Status: Occupied

Operable Utilities: All utilities were on:

Approximate Age: 50+/-

Client's Name: Bob and Jane Smith

Client's Agent: Ted Smith

Present during the inspection: Client and agent:

Services Performed: Whole House Inspection

### INSPECTION COMPANY CONTACT INFORMATION

Office Address: 3 Lane St Tilton IL, 61833

Phone#: 217-427-5616 Email: FIRSTHI@ATT.NET Web Site: www.Firsthi.com

Inspector License # IL#050-0000326 IN#HI00600010

# First Home Inspection

## ROOF

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### 1. ROOFING ITEMS INSPECTED AND GENERAL INFORMATION

2.



3. Primary roof material/condition: Asphalt shingles: The shingles appear newer and in sound condition overall.

4. Estimated Age: 5+/-

5. Estimated Layers: One

6. Other roof materials: There were no other roof materials present:

7. Inspection method: Walked entire roof:

8.  Yes  No  Undetermined Was any sealant type material (Caulk, tar, etc) viewed in any location? All sealant type materials are not permanent seals and will eventually require maintenance as they weather over time, periodic inspection is advised.

9.  Chimney: Chimney overview picture:



10.  Roof Structure:

11.  Flue Pipes: Minor rust that will warrant maintenance at some point in time.



12.  Valleys:

13.  Venting:

14.  Plumbing Vent Pipe:

15.  Gutters:

16. \*\*\*\*\*ROOFING ITEMS FOR REVIEW\*\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your

# First Home Inspection

## ROOF (Continued)

agent, attorney, or a trade specialists for further review.

17. Pipe boot is broken and needs replaced, this will let water run down in the attic.



### 18. ROOFING INSPECTION EXCLUSIONS AND LIMITATIONS:

19. At the inspector's discretion, for health and safety reasons and preservation of property, roofs will only be walked when the inspector feels the conditions and roofing material are safe.

## EXTERIOR COMPONENTS

(+)

### 1. EXTERIOR ITEMS INSPECTED AND GENERAL INFORMATION

2.  Downspouts: Extensions advised: Downspouts empty close to the foundation, this can contribute to water working back under the home, extensions are advised.
3.  Exterior Drainage:
4.  Steps & Railings:
5.  Porch/Deck/Patio:
6.  Walks/Drives:
7.  Wall Coverings:
8.  Fascia/Soffitt:
9.  Trim/Flashings:
10.  Windows:
11.  Doors: Minor cracks in the back door trim noted, sealing these to keep water out is advised.



12.  Dryer Lint Exhaust:

13. \*\*\*\*\*EXTERIOR ITEMS FOR REVIEW\*\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

14. Front porch floor planks has areas with rot that do warrant repairs.



# First Home Inspection

## EXTERIOR COMPONENTS (Continued)

15. The back porch west side foundation is pushed in several inches and there are abnormal cracks present, this appears to be close to failing, consulting with a mason is advised.



16. EXTERIOR INSPECTION EXCLUSIONS AND LIMITATIONS:  
17. Fences, sheds, outbuildings, etc are not covered as part of the standard inspection.

## GARAGE

(+)

### 1. GARAGE ITEMS INSPECTED AND GENERAL INFORMATION

2.  Roofing: Shingles appear to be the same age/condition as the house.



3.  Exterior Elements:

4.  Garage Door/Opener: Door, opener, & safety operable:

5.  Floor/Foundation:

6.  Doors:

7.  Windows:

8.  Walls:

9. \*\*\*\*GARAGE ITEMS FOR REVIEW\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

10. In the garage rafters there is termite tunnels and some minor isolated damage, no live insects were viewed. While there does not appear to be damage that warrants corrective action it is advised to consult with a termite specialists for treatment options.



### 11. GARAGE INSPECTION EXCLUSIONS AND LIMITATIONS:

12. Vehicle and personal items.

# First Home Inspection

## GARAGE (Continued)

- Limited space heaters in garages are not covered as part of the inspection. Garage door remote controls are not covered as part of this inspection. Attached garages roof and exterior will be covered as part of the house.

## ATTIC/INSULATION

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1.



2. ATTIC ITEMS INSPECTED AND GENERAL INFORMATION

3. STRUCTURAL ITEMS INSPECTED:

4.  Roof Framing:

5.  Roof Sheathing:

6.  Ceiling Rafters:

7. OTHER ITEMS INSPECTED:

8. Insulation Type: Fiberglass:

9. Insulation Value: 8"-10", above average R-Value

10.  Ventilation: Roof ridge venting:

11. \*\*\*\*\*ATTIC ITEMS FOR REVIEW\*\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

12. There are no items for review in this section.

13. ATTIC INSPECTION EXCLUSIONS AND LIMITATIONS:

14. Low clearance, design, insulation

15. For health and safety reasons and protection of property, at the inspector's discretion the attic may not be traveled in if there is not safe access, adequate clearance for upright travel, visible footing, and is not of excessive temperature.

## ELECTRICAL

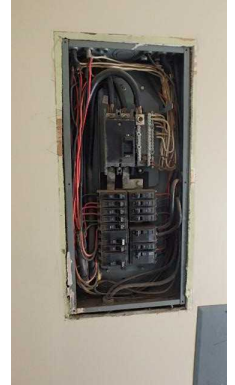
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1. ELECTRICAL ITEMS INSPECTED AND GENERAL INFORMATION

# First Home Inspection

## ELECTRICAL (Continued)

2. Main panel is in the basement.



3. System capacity: 200 amp 240 volt

4. MAIN SERVICE PANEL ITEMS INSPECTED:

5.  Main Service Conductors: Copper:

6.  Over Current Protection: Breakers:

7.  120 Branch Circuits: Copper:

8.  240 Branch Circuits: Copper:

9.  Neutral/Ground Bars:

10.  Meter Assembly:

11. OTHER ITEMS INSPECTED:

12.  Outlets:

13.  Switches/Lights:

14.  Detection Devices: Carbon monoxide detectors and smoke alarms are required by law in all residential structures and should be checked upon moving into your home to assure they are present and in operable condition, batteries need changed annually.

15.  Attic Wiring: If visible:

16.  Garage Wiring: If applicable:

17.  Exterior Wiring:

18.  GFCI Protection:  Exterior  Garage  Bath  Kitchen  Other: Ground Fault Circuit Interrupter (GFCI) are specialized outlets or breakers designed for added safety around potential wet locations, a GFCI outlet costs around \$15.00. GFCI protection is always advised by this inspector and most often are required by modern codes, however not all areas have adopted such codes to require such items. A check next to an area indicates GFCI protection was found in that location.

19. \*\*\*\*\*ELECTRICAL ITEMS FOR REVIEW\*\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

20. The 60amp breaker for the cook stove has wires that are undersized for the breaker size, the wire will need to be upgraded for safety reasons.



21. ELECTRICAL INSPECTION EXCLUSIONS AND LIMITATIONS:



## ELECTRICAL (Continued)

22. A representative number of outlets and lights are inspected, not all may be inspected, particularly with occupied homes. Due to personal belongings, furniture, etc, occupied homes will have more limitations, the inspector is not required to move such items

## HEATING SYSTEM

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### 1. HEATING ITEMS INSPECTED AND GENERAL INFORMATION

2.



3. Heating Manufacturer: Weil McClane: This is a middle aged unit, appears in sound condition with exception of the item noted below and was operating adequately.

4. Estimated age: 1990

5. Fuel Source: Natural gas

6. System Type: Hot water boiler:

7.  Heat Exchanger:

8.  Flue Pipe:

9.  Fuel Delivery Lines:

10.  Distribution system:

11.  Filtration: Furnace filters are typically located in one of three locations. 1. Above or beside the furnace in the duct work. 2. Inside the furnace. 3. In a wall or ceiling grill in the center of the home. The frequency of changing filters can vary from monthly to annually depending on the style and location of the home.

12. **\*\*\*\*HEATING ITEMS FOR REVIEW\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\***

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

# First Home Inspection

## HEATING SYSTEM (Continued)

13. Signs of leakage on a pipe joint on the side of the boiler, consulting with an HVAC contractor is advised to make necessary repairs.



14. HEATING INSPECTION EXCLUSIONS AND LIMITATIONS:  
15. No evaluation of the space heaters is made as part of this inspection.

## CENTRAL AIR CONDITIONER

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### 1. CENTRAL AIR ITEMS INSPECTED AND GENERAL INFORMATION

2.



3. Central Air Manufacturer: Lennox: This is a newer unit, appears in sound condition, it was operating adequately during the inspection.

4. Estimated Age: 2014

5.  Electrical Disconnect:

6.  Condensation Removal:

7.  Filtration:

8.  Distribution:

9.  Thermostat

10. \*\*\*\*CENTRAL AIR ITEMS FOR REVIEW\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

11. There are no items for review in the section

### 12. CENTRAL AIR INSPECTION EXCLUSIONS AND LIMITATIONS:

13. Brief operational tests cannot duplicate the demands of daily use nor guarantee the adequacy to cool all areas of the home adequately.

# First Home Inspection

## PLUMBING/WATER HEATER

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### 1. PLUMBING AND WATER HEATER ITEMS INSEPECTED AND GENERAL INFORMATION

2.



### 3. WATER HEATER:

4. Estimated Age: 2005

5. Capacity: 40 Gal.

6. Fuel source: Natural gas

7.  Water heater flue pipe:

8.  Water heater pressure relief valve:

9.  Water heater fuel line:

### 10. OTHER PLUMBING COMPONENTS INSPECTED:

11.  Water lines: Copper lines:

12. Water operations:  Good  Fair  Marginal  Poor  N/A

13.  Drain/Vent lines: PVC lines:

14. Drainage operations:  Good  Fair  Marginal  Poor  N/A

15.  Gas Service Lines:

16.  Bathroom Plumbing:

17.  Kitchen Plumbing:

18.  Exterior Plumbing:

19.  Crawlspace Plumbing: If applicable:

20. \*\*\*\*\*PLUMBING ITEMS FOR REVIEW\*\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

21. The bath vent is improperly attached to the plumbing vent pipe, this should be routed directly to the exterior.



# First Home Inspection

## PLUMBING/WATER HEATER (Continued)

### 22. PLUMBING INSPECTION EXCLUSIONS AND LIMITATIONS:

23. Underground, concealed, or hidden pipes are specifically excluded. Valves cannot be turned on or off by the inspector. Gas items cannot be lit due to potential liability issues.

## INTERIOR ROOMS

### 1. INTERIOR ITEMS INSPECTED AND GENERAL INFORMATION, THIS COVERS ALL INTERIOR ROOMS.

2.  Stairs & Railings: Steps lack full handrails which can present a fall hazard.
3.  Ceilings:
4.  Walls:
5.  Floors:
6.  Doors:
7.  Windows:
8.  Cabinets/Counter Tops
9. \*\*\*\*\*INTERIOR ITEMS FOR REVIEW\*\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

10. In the kitchen above the back wall cabinets, there is a hole in the ceiling, no signs of moisture viewed around the area, the exact cause is not known and this area was not visible in the attic due to insulation, removal of the insulation above this is advised to determine what is the issue.



### 11. INTERIOR INSPECTION EXCLUSIONS AND LIMITATIONS:

12. Personal items present:
13. The inspector is not required to move furniture or personal items.

## BATHROOMS

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### 1. BATHROOM ITEMS INSPECTED AND GENERAL INFORMATION, THIS COVERS ALL BATHROOMS IN THE HOME.

2.  Toilet:
3.  Tub/Shower:
4.  Sink/Vanity:

## BATHROOMS (Continued)

5.  **Faucet/Fixtures:** Minor seepage noted around the bath tub faucet stem when running, maintenance is needed.



6.  **Walls/Ceiling:**

7.  **Floor:**

8.  **Ventilation:**

9. **\*\*\*\*BATHROOM ITEMS FOR REVIEW\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\***

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

10. There are no items for review in this section

11. **BATHROOM INSPECTION EXCLUSIONS AND LIMITATIONS:**

12. If present in the bath, carpet can hide viewing of moisture related issues. The adequacy of an exhaust fan to remove air cannot be determined as part of the inspection. Exhaust fans are advised in all bathrooms with showers to remove the damp air.

## FIREPLACE/WOOD STOVE

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1. **FIREPLACE OR WOOD STOVE ITEMS INSPECTED AND GENERAL INFORMATION**

- 2.



3. **Fuel Source:** Gas log:

4.  **Firebox:**

5.  **Flue:** Limited internal viewing possible, the areas visible did appear clean and in sound condition.

6.  **Damper:** Damper was operable:

7.  **Hearth:**

8. **\*\*\*\*FIREPLACE ITEMS FOR REVIEW\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\***

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

9. There are no items for review in this section.

## FIREPLACE/WOOD STOVE (Continued)

### 10. FIREPLACE/WOOD STOVE INSPECTION EXCLUSIONS AND LIMITATIONS:

11. No operational tests can be made of fireplace or wood stoves unless they are operated from a remote control or wall thermostat that would normally be used by the homeowner. No gas items can be lit due to liability issues.

## SUBSTRUCTURE

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### 1. SUBSTRUCTURE ITEMS INSPECTED AND GENERAL INFORMATION

2.



3. Substructure Type: Partial basement, partial crawlspace:

### 4. STRUCTURAL ITEMS INSPECTED:

5.  Foundation: Concrete blocks: The visible areas of the foundation appear in sound condition overall with no abnormal or excessive variations viewed.
6.  Beams:
7.  Piers/Posts:
8.  Joists/Trusses:
9.  Floor Sheathing:

### 10. OTHER ITEMS INSPECTED:

11.  Sump Pump Sump pump overview picture:



12.  Moisture Indicators: Minor dampness noted on the north end of the basement. With all homes, the above ground moisture management if the first, and often the most important, aspect to prevent water from working under a home such as: Having clean sound gutters, downspouts that empty an adequate distance from the house, grading around the home that directs water away from the foundation, limit watering plants that are close to the home, etc, the goal is to keep the water as far away from the foundation as possible at all times.
13.  Vapor Barrier: Partial barrier present: A proper vapor barrier consists of heavy plastic that covers all open soil and is installed in a manner that water cannot flow on top of the plastic and become trapped. This is advised in all crawlspace as a method to help stabilize the environment and reduce the effects of seasonal moisture and humidity changes.

14. \*\*\*\*SUBSTRUCTURE ITEMS FOR REVIEW\*\*\*\*SEE PAGE 2 FOR DEFINITION\*\*\*\*

If there is concern with any item in the report, it is advised to consult with your agent, attorney, or a trade specialists for further review.

## SUBSTRUCTURE (Continued)

15. There are no items for review in this section.
16. SUBSTRUCTURE INSPECTION EXCLUSIONS AND LIMITATIONS:
17. Basement was partially finished.
18. For health and safety reasons at the inspector's discretion, crawl spaces may not be entered unless there is an adequately entry point, adequate clearance within the space for hands and knee travel, free of environmental issues, and any other reason the inspector deems appropriate.

## INSPECTION NOTES & SUMMARY

1. THIS REPORT IS A SAMPLE REPORT, IT IS COMPOSED OF ACTUAL ITEMS FROM VARIOUS INSPECTIONS FOR DEMONSTRATION PURPOSES ONLY.

Items that require periodic maintenance with all homes, the frequency may vary with each home:

Clean gutters, 2 times per year or as needed.

Inspect and remove any debris from the roof, 1-2 times per year.

Clean dryer line line, 1-2 times per year

Change batteries & clean smoke & carbon monoxide detectors, 2 times per year

Change filter on heating and cooling system, 2-4 times per year

Check below sinks, toilets, & faucets for leaks, 1-2 times per year

Remove garden hoses from outside water sources every fall, they will not drain and can freeze if the hose is left on.

Inspect the crawl space annually and directly after a heavy rain to see if there are signs of water.

Check sump pump operations and the bottom of the pit annually, cleaning may be needed if debris and dirt build up.

Clean and inspect chimneys of any wood burning device annually or more often is used regularly.

While many methods and practices in construction and mechanical systems may be advisable and deemed "best practice", whether they are "Required" would depend on 1. If local municipalities have adopted building codes where your home is located 2. If there is code enforcement by local government 3. The age of the home, old homes are not automatically held to newer standards. Independent home inspectors are not code inspector's, "Code" is exclusively regulated by government bodies, not all areas have code requirements and codes will vary geographically.

If there are any questions regarding the inspection please speak directly with the inspector.

## INSPECTION AGREEMENT

### 1. PURPOSE OF THE INSPECTION

The purpose of the inspection and written report provided by First Home Inspection Company (herein referred to as FHIC) is to communicate the inspector's opinion of the general condition of the readily accessible covered systems and components as listed in the report. The inspection is not a pass/fail process nor a code compliance inspection. This level of inspection is not intended to replace the services of specialists and if there are any areas of concern it is advised to consult with a specialist.

#### USE BY OTHERS/SEVERABILITY

The inspection report was performed for the sole and exclusive use and benefit of the client and said report is not transferable to any other party. Should any portion of this contract be deemed unenforceable, the remainder of the contract shall be enforced as though the unenforceable portion did not exist. The client agrees that delivery of the inspection report to their designated representative constitutes receipt of the report on behalf of the client. If the inspection is performed for the use and benefit of two or more clients/owners/purchasers, the signature of one of the clients constitutes acceptance of the terms on behalf of all clients.

#### DISPUTES/ARBITRATION

With the exception of the issue of payment for the inspection, any dispute, controversy or claim(s) including, but not limited to, breach of contract, negligence, or misrepresentation arising out of or relating to this contract and any services provided by FHIC shall be settled by binding arbitration. The accepted standards by which the inspection and written report shall be judged is based on common knowledge of the inspection industry and construction and mechanical practices in the county where the home is located. With the exception of disputes regarding valid payment of the inspection fee, the initiation of any other form of dispute resolution other than arbitration will constitute a breach of contract. Judgments or awards rendered through arbitration may be entered into any court having jurisdiction.

#### STATUTE OF LIMITATIONS

The client agrees that no action may be brought to recover damages against the inspector or inspection company more than one year (365 days) after the date of inspection. Time is expressly of the essence herein. The customer understands that this time period may be shorter than allowed by law. The client shall give proper written notice via U.S. postal service during this time of any disputes. Failure to do so shall constitute a waiver of all claims.

#### LIABILITY LIMITATION

The maximum relief available to the client from FHIC, its owners, operators, or agents, for any and all errors, omissions, or breach of contract due to negligent performance of the terms of this contract or due to breach of contract expressly limited to a monetary amount not to exceed the fee paid for the inspection.

#### CLIENT RESPONSIBILITIES

With the exception of temporary repairs for emergencies, no permanent repairs, modifications, or alterations are to be made to any area in dispute prior to providing written notification to FHIC of said dispute. Client shall provide FHIC, its agents, representatives, etc., reasonable time to re-inspect the property before and after any and all permanent corrective action is performed of any area of dispute. FHIC reserves the right to obtain copies (at the expense of FHIC) of all relevant documentation including but not limited to engineering reports, receipts, estimates, photos etc., of any area of alleged disputes. Failure to give proper written and timely notice within fourteen (14) days of discovery of said problem or



# First Home Inspection

## INSPECTION AGREEMENT (Continued)

making permanent alterations will constitute a waiver of all claims and breach of contract.

### INTEGRATION

This contract for services between FHIC and the client referenced below represents the entire, integrated agreement between the parties hereto and supersedes all prior negotiations, representations or agreements.

### THE FOLLOWING ARE EXCLUSIONS AND LIMITATIONS WITH FIRST HOME INSPECTION SERVICES

- \* Docks, sea walls, or retaining/divider type walls. \*Window or wall air conditioners
- \* HVAC or electrical load distribution calculations \*Latent or Hidden conditions or defects
- \* Systems or components not permanently installed. \*Fire resistive qualities or designs
- \* Americans with Disabilities Act (ADA) requirements
- \* Evaluation is of readily accessible areas and components only.
- \* No dismantling, destruction, or alterations can be made during the inspection.
- \* Operational tests are from the normal operating controls utilized by the homeowner.
- \* The inspector is not required to move items such as furniture, carpet, appliances, insulation, personal property, etc.
- \* Inspector reserves the right not to travel in/on or inspect areas if there is health or safety concerns, limited clearance or property damage.
- \* Additional limitations may be encountered during the inspection process and will be listed in the inspection report.
- \* No warranties, guaranties, or insurance coverage is implied or provided, nor is any liability for repairs or replacement of any system or component, whether covered or excluded, is assumed by FHIC.

Mold test	Wood boring insects	Well systems	Appliances	Remote controls
Radon test	Swimming pools	Central vacuums	Fuel tanks	Chimney draft
Lead test	Low voltage systems	Geological hazards	Antennas	Water softeners
Asbestos test	Satellite disks	Spas, saunas, whirlpools	Fences	Chemicals
Sprinklers	Appliances	Telephone & cable wires	Flooding	Cosmetic flaws
Air filters	Concealed items	Limited space heater	Sprinklers	Product recalls
Solar panels	Mine subsidence	Alarm systems	Intercoms	Odors
Humidifiers	Code Compliance	Detection devices	Outbuildings	Generators
Ejector pumps	Wood boring insects	Private waster systems	Animals	Insects

### PAYMENT CONDITIONS

Full payment is due at the time the services are performed. If a full valid payment is not made, the client agrees to pay the full inspection fee along with all legal costs, attorney fees, and an administrative fee of \$25.00 per hour for all time required by FHIC in the collection of the fee.

## RECEIPT/INVOICE

1.  Receipt  Invoice
2. Client: Bob and Jane Smith
3. Location of Services: 3 Lane St Tilton IL
4. Total Fee: \$280.00 (\$240 home + \$40 crawlspace)
5. Services Rendered: Whole House Inspection w crawlspace
6. THANK YOU FOR USING FIRST HOME INSPECTON COMPANY, YOUR BUSINESS IS APPRECIATED.