

PROPERTY INSPECTION REPORT



Any Street, Any City, 44444

Inspection Prepared For: First Name Last Name

Date: 4/1/2023 Time: 11:00 AM

Year Built: 2019 Size: 2600

Report ID: 11 Month Warranty Inspection

Inspector: John Scaparo

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www.InnovativeHomeInspection.com

Report Summary (Not A Complete List)



Inspection Date: 4/1/2023 at 11:00 AM.
 Report ID: 11 Month Warranty Inspection

The following is a lists of observed **Safety and Material Defects (RED HIGHLIGHTS)** in the opinion of Innovative Home Inspection that may have a significant deficiency, adverse impact on the value of the property, or pose an unreasonable safety risk. I may also include **delayed maintenance or repair items of importance (BLUE HIGHLIGHTS)**.

Please read the entire report and narratives to completely understand identified observations and additional items of importance that are recommended to be repaired or replace.

All repairs or replacements should be conducted by a qualified and licensed contractor. Service can uncover defects not discovered or beyond scope of home inspection standards.

It has been a pleasure working for you today. Contact me with your questions and thank you for your business.

Interiors

	Page 13 Item: 3	Interior Floor Covering(s)	3.2. Stairway steps carpet tacks poked through the carpeting. This is a safety hazard on the steps when barefooted which can cause injury and or trip.
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Appliances (Built-In Only Inspected)

	Page 15 Item: 4	Dishwasher (Life Expectancy 9 years)	4.1. Dishwasher was not properly fastened to the underside of counter, recommend securing to counter top to prevent tip when loading or unloading.
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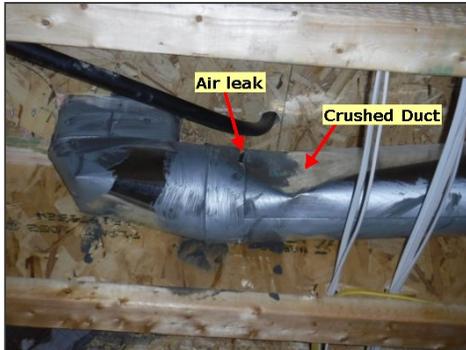


Example Of Dishwasher Not Attached To Counter

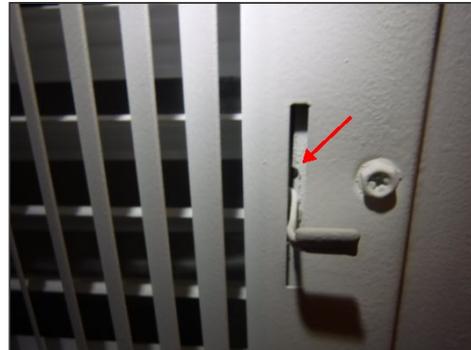
HVAC System



	Page 20 Item: 6	Air Distribution System / Air Filter	6.2. Basement, heating duct was damaged (crushed) to make room for the flexible gas supply pipe. The damaged created a gap/leak between the duct joint. Recommend correction and sealing. 6.3. Upstairs common bathroom, air register lever was obstructed by drywall which prevent opening louvers to full range.
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Damaged duct / air leak at joint



Common Bathroom, vent lever obstructed by drywall/ vent will not open to full range

Plumbing System

	Page 23 Item: 4	Water Heater	4.4. The water heater temperature was greater than 120 degrees F which is too high and will cause 3rd degree burns. This is a safety hazard. The Consumer Product Safety Commission (CPSC) recommends setting to 49 °C (120 °F).
	Page 24 Item: 7	Sink(s) / Back Splash	7.1. Upstairs common bathroom (right sink), leak under the sink at the drain tailpiece washer/lock nut. Recommend correction to prevent damage to the cabinet floor.



Electrical System

	Page 26 Item: 2	Service Panel / Over-Current Protection	2.3. The bonding clamp was not clamped to the gas pipe. Clamp was loose and hanging. This is a safety hazard. Recommend a qualified and licensed electrical contractor secure the clamp. Service can uncover problems not discovered or that are beyond the scope of home inspection standards.
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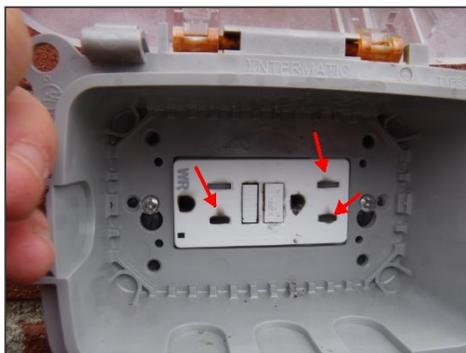
Bonding clamp not clamped to gas pipe



Page 27 Item: 4

Ground Fault Circuit Interrupts (GFCI)

4.2. Back side, the GFCI protected outlet had burnt marks and would not reset (no power). This is an indication of an electrical short. This is a safety hazard. Recommend service and correction by a qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards.



Burnt marks, No Power, would not reset



Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video in Your Report – The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize rating icons and text colors to make things easier to find and read. Use the legend below to understand each rating icon and text color definitions.

LIMITATIONS (Green Text) – Denotes limitations on the systems and components installed at the property. Reference Standards Of Practice for a detailed list and information regarding the inspection limitations or visit InterNACHI website at <http://www.nachi.org/sop.htm>.



ACCEPTABLE – This item was inspected and is in acceptable condition for its age and use. If no other comments were made then the item inspected was showing normal wear with no significant defects noted.



REPAIR / REPLACE or MAINTANCE – Icon rating denote items that should be examined and be repaired or replaced or should receive normal maintenance in order to function properly. The notation does not mean that the item is perfect, but does meet a reasonable standard on the day of inspection.



SAFETY ISSUE – Icon rating denotes observed material defect or that involves an unreasonable safety risk to people. Items marked as a safety issue could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



MATERIAL DEFECT – Icon rating denotes a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property.



HIGH IMPORTANCE – Icon rating denotes items of relative high importance that the inspector wants to bring to your attention.





Additional Information

1. Attending Inspection

- Owner(s)

2. Type Of Service / Structure

- Residential Inspection, Single Family Home.

3. Occupancy

- The home was occupied by the owners, who were in the home during the inspection.

4. Weather / Ground Conditions

- The temperature was between 30 - 40 degrees F
- Partially Cloudy
- The ground was damp.

5. Limitations (Reference report sections for additional items)

- Reference the Standards Of Practice for abbreviated copy of the inspection limitations. Visit InterNACHI website at <http://www.nachi.org/sop.htm> to review and download the complete document.

6. A Word About Home Appliances, Components, and Systems Life

- Although a home inspection cannot determine how long any particular appliance, component, or system will last, I have provided information regarding the Estimated Life Expectancy of the Home Systems at <http://www.nachi.org/life-expectancy.htm>.

Note: Attached appliances, components, or systems age is not a defect but if they have exceeded their manufactures life they should be closely maintained and can fail at anytime. Recommend upgrading or budget for a replacement.

Note: An on/off check of the "attached" appliances in the home may be performed if available to determine if they were operational (Kitchen appliances and HVAC). A full cycle check is not possible, therefore we cannot comment on the full extent of its functions or its ability to clean, cook, dry or heating and cooling. Care and maintenance as well as proper installation also play big roles in performance and longevity.





Roofing System

I'm not a licensed roof contractor. Feel free to hire one prior to closing. I do my best to inspect the roof system within the time allotted. I inspect the roof covering and penetrations, gutter and downspouts, and exposed flashings. I do not inspect antennae or dish, skylights, and other installed roof mounted accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. Even a roof that appears to be in good, functional condition may leak at any time and/or under certain circumstances. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Be advised Innovative Home Inspection, LLC is providing the following roof observation and information as a convenience to the Buyer and does not determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of the roof inspected. This inspection is not a warranty against future roof leaks. I recommend that you ask the sellers to disclose information about the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. This inspection is not a guarantee that a roof leak in the future will not happen, and that you include comprehensive roof coverage in your home insurance policy. Innovative Home Inspection, LLC will not take responsibility for a roof leak that happens in the future. Recommend annual inspections for signs of cracking, curling, loss of granules which are signs that the roof is ending its useful lifespan.

1. Exterior Roof Covering



Construction:

- Main Structure, Dimensional laminated asphalt composite shingles (Life expectancy 20 - 25 years)
- One layer of shingles was noted.

Limitations:

- Roof viewed from the ground level with binoculars and at the eaves with a ladder.

Observations:

1.1. Roof covering that I could see was in good condition on the day of the inspection. I did not observe any indication of major damage such as cracked, damaged, missing shingles during my inspection. Recommend annual preventive maintenance inspection to maintain a water tight structure.



Example Of Roof Covering



Example Of Roof Covering



Example Of Roof Covering



2. Exterior Roof Flashing(s) And Penetrations(s)



Construction:

- Waste Vent
- Roof Ridge Vent
- Roof Can Vents

Limitations:

- Concealed flashings are excluded from the inspection where they are hidden by roof coverings and wall siding such as roof penetrations (vents, skylights, chimneys) and valleys and wall to roof junctions. Leaks may become evident only during heavy, prolonged or wind driven rainfall. Missing or improperly installed flashings are the most common cause of moisture intrusion. Because these flashings are concealed, we cannot endorse them and specifically disclaim any evaluation.

Observations:

- 2.1. The exposed roof flashings were in good condition at the time of the inspection.

3. Roof Drainage (Gutters / Downspouts)



Construction:

- Metal

Limitations:

- Above grade termination. Downspouts and their extensions should discharge water at least five (5) feet from the house to encourage drainage away from the building and to help prevent water seepage into the basement. Gutters / drains and downspouts are not water flow tested for leaks or capacity, this is outside scope of home inspection.

Observations:

- 3.1. Back left side, the downspout extension was removed. The downspout discharged next to the foundation. Recommend attaching extensions to help enhance water drainage away from foundation and to help prevent potential of water seepage into basement.





Exterior

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be detrimental to the structure. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. A word about flashings, the proper installation of flashings around doors and windows are critical to water proofing the exterior walls. Missing or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

1. Example Of Exterior Photo(s)



2. Entry Door(s) / Egress(s)

Observations:



2.1. The exterior doors and egress were in good condition and operated properly during the inspection.





Exterior Egress



Interior Egress

3. Exterior Window(s) / Awnings

Observations:



3.1. The exterior windows were in good condition. All exterior windows should receive annual inspection, maintenance, and caulking. You should periodically look at all the exterior window frames to make sure gaps between frames and structures have not occurred, which is a possibility in the future from expansion and contraction of the building materials. This includes replacing deteriorated caulking to help maintain a weather tight seal. If cracks or gaps appear, they should be properly caulked to help prevent moisture intrusion and damage from freeze and thaw cycle as well to promote a tight building structure which prevents insects and rodents from entering structure.

4. Exterior Cladding (Wall Covering)

Construction:



- Brick And Mortar
- Fiber-Cement Siding

Observations:

4.1. The exterior covering was in good condition with no significant defects noted.

5. Eaves, Fascias, Soffits, And Trim

Construction:



- Cladded eaves / fascia boards

Limitations:

• Most of the fascia boards are concealed by Cladding / Gutters. As such, I was unable to determine condition concealed by the Cladding / Gutters for damage to underlining materials. Regular inspection and maintenance of the exterior is recommended to maximize lifespan.

Observations:

5.1. The inspector did not see evidence of significant damage needing immediate correction. Regular inspection and maintenance of the exterior is recommended to maximize lifespan.

6. Driveway / Walkway / Patio

Construction:



- Driveway and Walkway (Concrete)

Observations:

6.1. The exposed hard surfaces were in good condition on the day of the inspection. I did not observe any cracks and or raised / settled areas that pose a trip hazard at time of inspection.



7. Porch / Landing / All Season Room

Construction:

- Front side, Open, (Concrete Cap)



Observations:

7.1. No major system, safety, or functional concerns noted to the exposed structures at time of inspection.

8. Grading / Surface Drainage / Vegetation

Observations:

8.1. I did not observe any grading concerns.



9. Exterior Caulking

Observations:

9.1. Maintain exterior caulking to create a water tight seal to help prevent water intrusion and insect entry into the interior structure. This includes opening and gaps between the porch platform and structure and the exterior wall around plumbing, A/C Lines, service conductors / receptacles, exterior light fixtures, vents, doors, windows and siding. All exterior caulking should be annually examined and re-caulked as needed. Caution as to NOT seal/caulk the "weep holes" located at the bottom sill of many newer type of windows that allow moisture to escape if condensation does accumulate.





Garage (Attached)

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

1. Garage Door And Rails (Life expectancy 20 - 25 years)

Construction:

- Roll-up panel (Automatic) (1 Door)



Observations:

1.1. No evidence of damage was observed at the garage vehicle door/s. Clean and lubricate hardware for smooth operation. Include inspection of the springs annually. Older springs are more prone to breaking. Recommend regular maintenance to ensure proper operation



2. Garage Door Auto Opener / Safety Reverse (Life expectancy 10 - 15 years)

Observations:

2.1. The automatic opener(s) was properly secured to the structure and responded when tested from wall mounted button on day of inspection. Its opener automatically reversed when safety auto reverse sensors were tested at time of inspection. Recommend regular maintenance to ensure proper operation



3. Occupant Door (Including Fire Door)

Observations:

3.1. Garage occupant door was fire rated and properly sealed.



4. Interior Walls / Ceilings (Includes Firewall)

Observations:

4.1. Finished ceiling and walls throughout the garage were in good condition with no significant defects noted.





5. Floor



Construction:

- Concrete

Observations:

5.1. No major system, safety, or functional concerns noted to the exposed garage floor at time of inspection.

6. Step(s)

Observations:

6.1. The single step into the interior was in good condition with no significant defects noted.





Interiors

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The furnishings and/or belongings restricted our access to ceilings (ceiling tiles), windows, walls, doors, and floors, and structures, etc. It is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report. Those concealed areas at time of inspection may need inspection or testing. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

1. Interior Door(s)

Observations:



1.1. The interior / closet doors were in good condition and operated properly during the inspection.

2. Interior Window(s) [Representative Number]

Observations:



2.1. Windows that were opened and closed from the interior were acceptable with regard to their operation and latching on the day of the inspection.

3. Interior Floor Covering(s)



Limitations:

- Evaluation of floor finishing quality, workmanship, and installation of hardwood, laminated, and tile flooring and their predicted wear and performance is outside the scope of the inspection. If client has concerns regarding these areas of the home, a floor specialist should be contacted for further evaluation and information.

Observations:

3.1. Floor coverings were in good condition with no significant defects noted (normal wear).

3.2. Stairway steps carpet tacks poked through the carpeting. This is a safety hazard on the steps when barefooted which can cause injury and or trip.

4. Exposed Interior Wall(s) / Ceiling(s) / Floor(s) (Finishings)

Observations:



4.1. Ceiling and Walls throughout the interior are in good condition with no significant defects noted.

5. Interior Stairway / Landings

Observations:



5.1. Steps and Railings / Guards were in good condition with no significant defects noted.



6. Counters And Representative Number Of Cabinets, Shelving

Observations:



6.1. Cabinets / Counters / Shelving and Mirrors were in good condition for there age with no significant defects noted. Installation methods and integrity of fasteners to secure cabinets to the structure, non-functional components, wear, and or cosmetic items are out scope of inspection.





Appliances (Built-In Only Inspected)

1. Laundry Clothes Washer Hook-Up



Limitations:

- Standalone washing machine was present but not tested as part of a standard home inspection. Washing machine is not a permanently fixed type appliance. As such, it is out of scope of inspection and I did not evaluate or test the unit, drain tube, or water supply hoses. If a water catch pan is installed, it is not possible for us to check its performance. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

Observations:

1.1. Washer drains through a laundry trap to a concealed stand pipe. No test was performed on stand pipe to determine if it drains properly. As such, I was not able to inspect concealed water supply lines and stand pipe/trap. No guarantee or warranty is given on the future stand pipe drain, as drain lines can become blocked at any time without warning.

2. Laundry Clothes Dryer Hook-Up



Limitations:

- Standalone cloth dryer was present but not tested as part of a standard home inspection. Cloth dryer was not a permanently fixed type appliance. As such, it is out of scope of inspection and I did not evaluate or test the unit. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

Observations:

2.1. A dryer exhaust vent was installed and is examined visually only. Vent duct terminates to the exterior. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

2.2. Gas shut-off valve was present in same room and within 6 feet of the appliance.

3. Disposal (Life Expectancy 12 years)



Observations:

3.1. Operated at time of inspection.

4. Dishwasher (Life Expectancy 9 years)



Limitations:

- I did not test at time of inspection. Owner waived testing. I did not observe any indications of leak.

Observations:

4.1. Dishwasher was not properly fastened to the underside of counter, recommend securing to counter top to prevent tip when loading or unloading.





Example Of Dishwasher Not Attached To Counter

5. Microwave (Life Expectancy 9 years)

Observations:



5.1. Microwave(s) operated on day of inspection. Microwave is not inspected for radiation leaks.

6. Refrigerator (Life Expectancy 9 - 13 years)



Limitations:

- Refrigerator(s) was present and not a permanently fixed appliance. As such, it is out of scope of inspection and not evaluated or moved to verify service connection from behind on the day of the inspection. I make every attempt to look behind if an adequate gap between the wall and back of refrigerator is not obstructed or is available and will note observations.
- I was not able to pull refrigerator away from the wall to check the water supply tube connection. Recommend including inspection of the water tube connection for leak behind refrigerator as part of your annually maintenance.

7. Range / Ovens (Life Expectancy 18 years)



Limitations:

- I did not test at time of inspection. Owner waived testing.

Observations:

7.1. Gas shut-off valve was present and within 6 feet of the appliance.

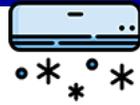
8. Range Vent / Hood (Life expectancy 14 years)



Observations:

8.1. Range vent fan to exterior and light operated on day of inspection.





HVAC System

We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating and cooling system is a visual inspection using only the normal operating controls for the system. The inspection of the heating and cooling is general and not technically exhaustive. A detailed evaluation of the interior components of the heating and cooling system is beyond the scope of a home inspection. We do not perform a Carbon Monoxide test or inspect the parts which are not readily accessible, like the heat exchangers, coil, compressor, or valves or humidifier or dehumidifier, the electronic air filter, and determine heating or cooling supply adequacy or distribution balance. We do not operate the heating or cooling system when the air temperature is too hot, to prevent damaging the heating unit or operate the cooling system when the outside temperature is below 65 degrees, to prevent damaging the cooling unit. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, cleaned and tuned to ensure proper and safe operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

1. Thermostat Controls

Construction:

- Digital Programmable (Main Floor)

Limitations:

- Thermostats are checked in manual mode only. Thermostats are not checked for calibration or timed functions.

Observations:

- 1.1. A digital programmable type thermostat was present on the day of the inspection and correctly attached to the wall.



Example Of Thermostat



2. Heating System



Construction:

- Forced Air [Natural Gas, Bryant, 2019]

Limitations:

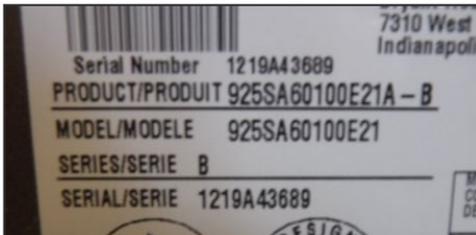
- Not a technically exhaustive evaluation. On/Off Check Only. The average life expectancy is estimated from 15 to 25 years. Any furnace that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
- Furnace was a high efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the inspection to inspect. The combustion chamber was inspected through a sight port only.

Observations:

2.1. The furnace(s) burners responded and provided heat when turned on by the wall thermostat controller in manual mode on day of inspection. Good flame color and pattern noted. Heat source, where necessary was available to each room. If a water catch pan was installed, it is not possible for us to check its performance. Recommend service check-up and cleaning to ensure safe and proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

2.2. The automatic safety controls responded when tested. There was a gas shut-off valve and an electrical service switch within reach of the unit.

2.3. *** CAUTION *** There was make up air ducts or venting installed. Make up air is required for proper and safe furnace operation. Do not block or restrict the make up air ducts or vents. There is a potential of back drafting from the exhaust vents from other fuel burning components such as a water heater and fireplace resulting in Carbon Monoxide entering the home.



Example Of Manufactures Model / Serial Number



Example Of Furnace Burner In Operation



Example of Heating System With Service Panel Removed



Heating air temperature during operation



3. Cooling System



Construction:

- Forced Air Cooling [Bryant, 2019]

Limitations:

- The average life expectancy is estimated from 10 to 15 years. Any system that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
- Interior Evaporator A-Coil, located within the air handler air plenum. Note not inspected, coil is not accessible.
- The cooling system will not provide cooling when the exterior air temperature is below 65 degrees. Running the system can potentially damage compressor. The inspection was limited to visual observations of the exterior condenser unit.



Example Of Manufactures Model / Serial Number



Example Of A/C Unit

4. A/C Refrigerant Lines

Observations:



4.1. The exposed and accessible portion(s) of the high and low pressure refrigerant lines including the foam insulation were in normal condition where I could actually see the lines on the day of the inspection. Most of refrigerant lines not visible; concealed by insulation, wall/ceiling finishing and or storage items.

5. Condensation / Drain Tube / Pump

Construction:



- Ridged Tubing
- Termination: Floor Drain

Observations:

5.1. The exposed and accessible portion(s) of the condensate drain tube attached to the furnace air plenum (Indoor A/C Coil/Unit), furnace, and/or condensation pump to its termination point was in normal condition today. I did not see any leaks from the tube(s) or at their connections. It is recommended to periodically check line drainage. If condensation lines clogs it may result in water damage to the unit or surrounding areas.



6. Air Distribution System / Air Filter



Construction:

- Metal Air Ducts
- Air Filter (Size 20x25x1)

Limitations:

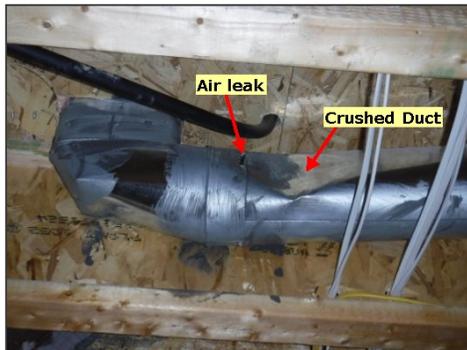
- Most air ductwork was not visible, they were concealed by interior finishings.

Observations:

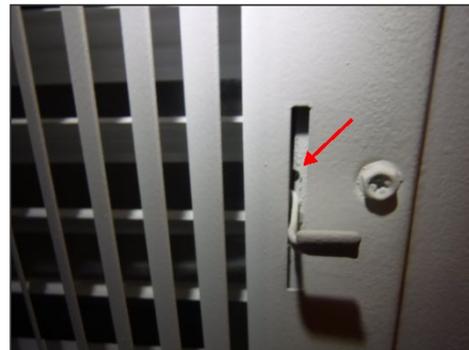
6.1. Recommend professional duct cleaning of construction dust to enhance the indoor air quality for occupants.

6.2. Basement, heating duct was damaged (crushed) to make room for the flexible gas supply pipe. The damaged created a gap/leak between the duct joint. Recommend correction and sealing.

6.3. Upstairs common bathroom, air register lever was obstructed by drywall which prevent opening louvers to full range.



Damaged duct / air leak at joint



Common Bathroom, vent lever obstructed by drywall/ vent will not open to full range





Plumbing System

We are not plumbers. Feel free to hire a plumber prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected for leaks. Plumbing access panels are opened, if not secured / obstructed and readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

FYI Any observed indications of active leaks, elevated moisture levels, moisture stains, or corrosion of plumbing components or systems should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. We also recommend considering having the main drain-line video scanned during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

1. Fuel Distribution System



Construction:

- Municipal Natural Gas. Meter and main shut-off valve was located exterior side of structure.
- Service, plastic
- Distribution, black steel (Life Expediency 75 years)
- Distribution, Arc-resistant CSST (Black jacket, corrugated stainless steel tubing)

Limitations:

- Most of the gas distribution pipe systems were not visible; concealed by wall/ceiling covering, storage items, and or slab-floor. I also do not use specializes gas leak / CO leak detecting equipment; this out scope of the inspection. If client has concerns regarding the gas service / distribution equipment, a specialist should be contacted for further evaluation. Servicing can uncover defects outside the scope of the inspection. Recommend locating and labeling all appliance gas shut-off valves in the event of an emergency.

Observations:

1.1. I did not smell any gas odors (Sulfur - similar to rotten egg odor). No evidence of damage was observed with the accessible gas piping today (concealed plumbing can not be inspected).



Example Of Gas Service Meter And Shut Off Valve



2. Water Distribution System



Construction:

- Municipal Water. The water meter and main shut-off valve was located in the lower level / basement.
- Distribution, Cross Linked Polyethylene "PEX" (Life Expediency 40 years)

Limitations:

- Most of the water pipes were not visible; concealed by wall/ceiling/floor coverings, storage items, and or slab-floor. Water pressure testing is out scope of inspection. Recommend locating and labeling all water shut-off valves in the event of an emergency.

Observations:

2.1. Good water flow, no visible drop in water flow when tested with two fixtures running water simultaneously.



Example Of Water Service Meter And Shut Off Valve

3. Drain / Waste / Venting System



Construction:

- Public Sewer
- Poly Vinyl Chloride "PVC" (Life Expediency 50 - 80 years)

Limitations:

- Most of the drain pipe system not visible; concealed by wall/ceiling/floor finishing, storage items and or slab-floor.
- The adequacy of the underground drainage systems are not determined, due to the underground nature of the system. NO WARRANTY for this or any other repair is implied by this inspection. The below grade waste and perimeter drain pipes are out of scope of the inspection. Roots from common vegetation can compromise the main drain-line as they seek sources of moisture. Therefore, you should consider having the main drain-line video scanned during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

Observations:

3.1. No indication of damage was observed with the exposed and accessible main drain or waste vent pipe system today (concealed plumbing can not be inspected).



4. Water Heater



Construction:

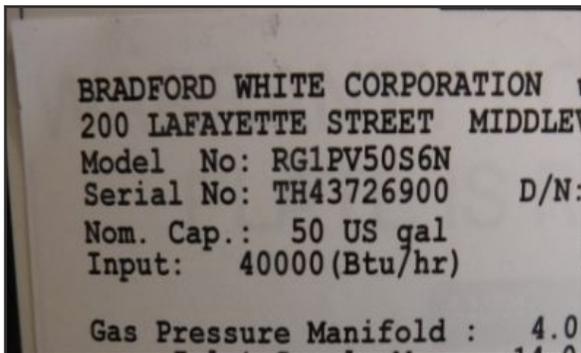
- Direct Vent Gas Water Heater [Bryant, 50 gallons, 2019]

Limitations:

- Water heater service life is between 8 and 12 years for a Tank Type and 12 and 20 years for Tankless Type. Any water heater type within these age ranges should be monitored closely for performance and failure; budgeting for a new unit is recommended. Note the Consumer Product Safety Commission (CPSC) recommends setting temperature to 49 °C (120 °F).
- Water Heater was a Flammable Vapor Ignition Resistant (FVIR) type with a sealed combustion chamber which would require invasive measures which lie beyond the scope of the inspection to inspect. The combustion chamber was inspected through a sight port only.

Observations:

- 4.1. The burner responded when tested. Good flame color and pattern observed. There was no active leaks from the water heater today.
- 4.2. The water heater is equipped with a pressure-temperature relief valve (TPRV). The TPRV discharge tube extends to the proper height above the floor.
- 4.3. Gas and water shut-off valves were within same room and within 6 feet of appliance.
- 4.4. The water heater temperature was greater than 120 degrees F which is too high and will cause 3rd degree burns. This is a safety hazard. The Consumer Product Safety Commission (CPSC) recommends setting to 49 °C (120 °F).



Example Of Manufactures Model / Serial Number



Example Of Water Heater Burner In Operation

5. Sump / Waste Pump



Construction:

- Submersible self-activating electrical pump.
- Battery driven back-up sump pump

Limitations:

- The estimated useful life for most pumps is 7 to 10 years. Any pump that is 7 years or older should be closely maintained and budgeting for a replacement is recommended.
- Sump Pump terminates to exterior below grade drain. Underground drainage systems are not determined, due to the underground nature of the system. NO WARRANTY for this or any other repair is implied by this inspection. The below grade drain pipes are out of scope of the inspection.
- I was not able to access sump pump today. Sump cover was sealed and prepped for Radon System. A plastic pipe approximately 4 inches in diameter which protruded from sump pump cover appeared to be a component of a passive radon mitigation system. Passive radon systems typically consist of a vertical plastic pipe installed just outside the foundation wall which connects to and ventilates the perimeter foundation drain pipe.

Observations:

- 5.1. The sump pump(s) responded when tested. Recommend including inspection of sump pump and its exterior discharge pipe for proper drainage as part of annual maintenance to ensure proper operation and flood prevention.





Example Of Sump Pump Exterior Discharge



Example of sealed sump pit / Radon prepped

6. Toilet(s)

Observations:



6.1. Toilet(s) were properly secured to the floor and flushed and filled at time of inspection.

7. Sink(s) / Back Splash

Observations:



7.1. Upstairs common bathroom (right sink), leak under the sink at the drain tailpiece washer/lock nut. Recommend correction to prevent damage to the cabinet floor.



8. Tub(s) / Shower(s)

Observations:



8.1. Owner mentioned the shower surround leaks. I did not see any leak after running shower for several minute.



Master bathroom, Location of leak



9. Exterior Hose Bibb(s)



Construction:

- One or more were frostproof type hose bibb(s)

Limitations:

- Exterior hose bibb(s), water was turned off. It was not operational at time of inspection.





Electrical System

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repair.

FYI All issues or concerns listed in this electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and made by a qualified electrical contractor. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

1. Service Entrance Conductor / Meter / Low Voltage Service Wires

Construction:

- Below grade lateral service conductors.



Limitations:

- Not able to determine lateral service entry conductor amperage. Service conductor to the meter was concealed.

Observations:

- 1.1. The exterior meter box was in good condition. No major rust or damage. Not loose.



Example Of Service Meter

2. Service Panel / Over-Current Protection

Construction:

- Breakers, 200 Ampere rating, Basement
- All breakers were on at time of inspection.



Observations:

- 2.1. There was a circuit directory inside the panel door today. It is not uncommon that circuits are mislabeled. I recommend a qualified person verifying the directory or labels to identify breaker locations to enhance safety during service.
- 2.2. Service panel was grounded to a concrete encased electrode (known as UFER).

2.3. The bonding clamp was not clamped to the gas pipe. Clamp was loose and hanging. This is a safety hazard. Recommend a qualified and licensed electrical contractor secure the clamp. Service can uncover problems not discovered or that are beyond the scope of home inspection standards.





Bonding clamp not clamped to gas pipe



Example Of Service Panel And Main / Breakers

3. Branch Wires



Construction:

- Copper Wiring

Limitations:

- Most branch wiring was not visible, they were concealed by interior finishings.

Observations:

3.1. I saw no indications of damage to the exposed and accessible conductors and circuits (concealed wiring can not be inspected).

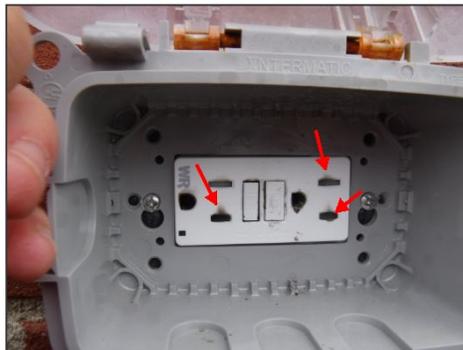
4. Ground Fault Circuit Interrupts (GFCI)



Observations:

4.1. All bathroom GFCI protected outlet(s) reset was located in the upstairs common bathroom.

4.2. Back side, the GFCI protected outlet had burnt marks and would not reset (no power). This is an indication of an electrical short. This is a safety hazard. Recommend service and correction by a qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards.



Burnt marks, No Power, would not reset

5. Switches, Outlets, Light Fixtures [Representative Number]



Observations:

5.1. A representative number of switches, lighting fixtures, and receptacles tested were acceptable with regard to their operation on the day of the inspection.



6. Smoke / Carbon Monoxide Detector(s)

Limitations:



• We do not operate smoke alarms or carbon monoxide (CO) detectors. We also do not smoke-test alarms, which is the definitive test to confirm proper function. Most manufacturer's recommend that you test monthly and change their back up batteries at least every six months. You should consider replacing any detector older than 10 years. Current standards require functional smoke/CO detectors in each bedroom, hallway or within 15 feet of any sleeping room, any room with a gas burning appliance, and each floor including garage and basement according to the manufacturers specifications.

Observations:

6.1. Smoke detectors were installed in each bedroom, hallway.

7. Exterior A/C Service Disconnect(s)

Observations:



7.1. The A/C electrical service disconnect(s) at the condensing unit appeared to be properly installed and in serviceable condition at the time of the inspection.





Insulation & Ventilation

In accordance with the InterNACHI Standards, the home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

1. Insulation (Unfinished Spaces)



Construction:

- Attic, Loose filled fiberglass
- Basement, fiberglass batts insulated rim joist (joist is concealed).
- Basement, encapsulated insulation curtain (full wall).

Limitations:

- See Structures - Structural Access Section For Limitations.

Observations:

1.1. Estimate thickness between 12 -18 inches. Attic insulation, where visible was evenly distributed.



Example Of Basement Insulation
(Foundation walls)



Example of Rim Joist Insulation



Example Of Attic Insulation



Example Of Attic Insulation



2. Interior Ventilation (Kitchen, Bath, Laundry)



Construction:

- Kitchen Exhaust Fan
- Bathroom Exhaust Fan(s)

Observations:

2.1. Interior exhaust fan(s) operated at time of inspection. Note fan CFM Volume/capacity is out of scope of inspection.

3. Structural Ventilation (Attic, Foundation, Crawlspace)



Construction:

- Ridge Vents
- Roof Can Vents
- Soffit Vents

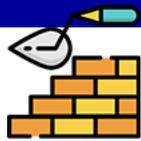
Limitations:

- See Structures - Structural Access Section For Limitations.

Observations:

3.1. Structural ventilation was adequate at time of inspection.





Structures

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We do not remove fixed finishings or remove ceiling tiles if present, this is considered invasive and out scope of the inspection. We inspect accessible and unobstructed structural components of the attic, foundation, sub-flooring, and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Moisture Sections for additional information.

1. Structural Access (Attics, Roof Cavities, Crawlspace, Unconditioned Spaces)

Construction:

- Attic Interior Ceiling Panel



Limitations:

- Attic (main structure), I entered the accessible areas that I could safety traverse. Most of the areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, structural component, low height and/or stored items. As such, today's inspection was limited to accessible areas only that I could safety traverse.
- Interior Attic (lower level closet), access panel was secured shut (not able to open).

Observations:

- 1.1. Access panel(s) was properly installed today.



Lower level access panel secure shut

2. Exposed Attic / Roof Structures (Limited Access)

Construction:

- Gable Roof
- Sheathing, OSB (Oriented Strand Board)



Limitations:

- See Structures - Structural Access Section For Limitations.

Observations:

- 2.1. I did not observe any indication of damage to the exposed and accessible attic/roof structure during my inspection.





Example Of Roof Structure Within Attic

3. Exposed Above Grade Wall / Ceiling Structures (Limited Access)



Construction:

- Wood Frame -- Dimensional Lumber

Observations:

3.1. Virtually all walls above the ground level are covered and their structural members are not visible. No visible deficiencies noted. I did not see any indication of structural defects such as structural cracks to the interior finished walls and ceilings, doors and windows sticking/binding, unlevel floors or walls out of plumb. Reference Interior Wall/Ceiling Section for additional information.

4. Exposed Floor Structures And Slab Floor (Limited Access)



Construction:

- Sub-Floor Joist, Engineered Joists
- Sub-Floor, OSB (Oriented Strand Board)

Observations:

4.1. The exposed Sub-floor and Slab, I did not observe any indication of damage to the exposed flooring during my inspection today.

5. Exposed Foundations - Basement / Crawlspace / Slab-On-Grade (Limited Access)



Construction:

- Basement Walls (Poured Concrete Walls)

Limitations:

• Foundation walls were concealed by blanket insulation. The insulation blanket was fastened to the structure, as such inspection was limited to the exposed wall areas; concealed areas were not inspected. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information.

Observations:

5.1. I did not observe any indication of damage to the exposed interior foundation walls during my inspection. Settlement cracks or other minor cracks are very common in many walls and foundations and most times do not present any structural concerns.

6. Exposed Support Beam(s) / Column(s) / Pier(s) and Header(s) (Limited Access)



Construction:

- Column and Beam - Steel (Where Visible)

Observations:

6.1. I did not observe any indication of structural damage to the exposed Beams/Posts during my inspection.





Moisture

Any observed indications of moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Structural Sections for additional inspection limitations.

1. Exposed Attic / Roof Structures (Limited Access)

Limitations:

- See Structures - Structural Access Section For Limitations.

Observations:

1.1. I did not observe any indication of water stains or water damage on the accessible structures during my inspection today. Recommend referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.

2. Interior Finished Walls / Ceilings / Walls Coverings And Windows (Limited Access)

Observations:

2.1. I did not see any active leaks or staining on the accessible interior finishings at time of inspection.

3. Exposed Sub-Floor Structures And Slab Floor (Limited Access)

Observations:

3.1. Finished floor(s), I did not observe any indication of water seepage, stains, or water damage to the finished flooring materials during my inspection today.

3.2. The exposed Sub-floor and Slab Floor, I did not observe any indication of water seepage, stains, or water damage to the accessible and exposed structures during my inspection today.

4. Exposed Basement / Crawlspace Foundation Wall And Slab On Grade (Limited Access)

Limitations:

- See Structures - Structural Access Section For Limitations.

Observations:

4.1. I did not observe any indication of water seepage, stains, or water damage to the accessible and exposed foundation structures during my inspection today.





Environmental

1. Organic Fungal Growth

Limitations:



- Your Home Inspection service included a visual Mold Inspection today. I do not inspect for concealed fungal growth or determine if underling conditions exist.

Notes:

1. Testing is a separate service and must be agreed to in writing.
2. Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold contamination will remain.

Reference:

1. EPA Guide <http://www.epa.gov/mold/moldguide.html>.
2. If you have concerns regarding observed fungal growth, I recommend contacting a Mold Remediation Contractor for further evaluation and to determine if underlining damage exists and estimate of repairs.

Observations:

- 1.1. I did not observe any indication of fungal growth in the exposed and accessible areas of the home today.

2. Vermin / Pests

Limitations:



- Your Home Inspection included a visual Pest Inspection today. I do not inspect for concealed vermin activity or determine if underling conditions exist.

Notes:

1. Note VA or FHA Wood Destroying Inspection (NPMA-33 Form) is a separate service and must be agreed to in writing and additional fees. If a WDI was performed at the time of the Home Inspection, the WDI report will be attached to the end of this report.

Reference:

1. EPA Guide <https://www.epa.gov/safepestcontrol>

Observations:

- 2.1. I did not observe any indication of pest activity in the exposed and accessible areas of the home today.

3. Radon

Observations:



- 3.1. The home was prepped for radon. Recommend testing. I do not inspect or test for Radon Gas. Reference EPA Radon Citizen Guide for more information https://www.innovativehomeinspection.com/uploads/EPA_Radon_Citizens_Guide.pdf



Residential Agreement

INNOVATIVE HOME INSPECTION, LLC, 734-664-5853
11 Month Warranty Inspection, Date 4/1/2023

CLIENT NAME: First Name Last Name
ADDRESS: Any Street, Any City, , 44444

Fee for the home inspection service is: \$ (crawl space, additional \$50 if not scheduled at time of inspection) and is based on a single visit. This inspection is not a technically exhaustive. The fee charged for this inspection is substantially less than that of a technically exhaust inspection.

THIS AGREEMENT made on day of inspection **4/1/2023**, by and between Innovative Home Inspection, LLC (hereinafter "Inspector") and the CLIENT and is based on a single visit to the property.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND UNDERSTANDS AND VOLUNTARILY AGREES AS FOLLOWS:

ACKNOWLEDGMENT: The undersigned have reviewed this document, understand its contents and agree to the terms and conditions contained herein. In the absence of the Customer to sign this agreement prior to or at the time of the inspection, scheduling of the inspection, acceptance of the report, and/or payment for the inspection is an acknowledgment, acceptance, and agreement by the client to the terms of this agreement, and acknowledges that the inspection includes only those items listed, mentioned and specified in the report.

1. The CLIENT understands and acknowledges the State Of Michigan does not have a law requiring license, certification, or registration of home inspectors. By acceptance of our inspection report/or relying on the information within, you agree to the terms of our inspection agreement even if this agreement is not signed.
2. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR (1) observed and (2) deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller s disclosure. This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection will not reveal all deficiencies. If residence is furnished, and in accordance with industry standards INSPECTOR only inspects those surfaces, structures, or systems that are exposed and readily accessible. INSPECTOR does not move furniture, lift carpets or rugs, or remove or rearrange items within closets or cabinets.
3. Unless otherwise noted in this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm>. CLIENT understands that InterNachi's SOP contains limitations, exceptions, and exclusions. INSPECTOR does not inspect those system or component outside of a general home inspection as such sewer lines and/or on-site waste disposal systems, water softeners, shower pans, over-flow drains, water purification systems, well systems, low voltage electrical systems, backup generators, entertainment or data and communications systems or other ancillary wiring that is not part of the primary electrical distribution system, site lighting such as lamp posts or similar items, lightening arrestors or surge protectors; any timing systems, outdoor awnings and their electric controls, or similar seasonal accessories, recreational facilities, out buildings, outdoor water features, hot tubs, statuary, pottery, fire pits, patio fans, heat lamps, satellite dish, underground sprinkler systems or their controls, solar heating systems, swimming pools, spas, fencing, retaining walls, playground or sports equipment, underground sprinkler systems, fire alarm or fire suppression systems. INSPECTOR does not address conditions relating to animals, pests, or rodents. EIFS siding systems are not inspected. Cosmetic features are excluded, including without limitation: paint, wall or ceiling coverings, carpeting and other floor coverings, paneling, window treatments, shelving, lawn and landscaping.

INSPECTOR does not operate heating or cooling systems in temperatures that may cause damage to the unit (air conditioner systems will not be operated if outside temperatures are 65 degrees F. or less; heat pumps will not be operated in heat mode if outside temperatures are 75 degrees F. or above). INSPECTOR does not test or evaluate Heating and Cooling concealed components such as the burner chamber, heat exchanger and cooling evaporative components or perform a Carbon Monoxide test; interior of flues or chimneys or inspect radiant heating systems, humidifiers, portable A/C units, portable appliances (including refrigerators, stoves, microwaves, washers, dryers, etc.), carbon monoxide detectors. INSPECTOR advises each time a residence is sold and prior to closing to ensure proper and safe operation that a licensed HVAC contractor inspect the heating and cooling system and the concealed components; and that each chimney receive a Level II inspection by a certified chimney sweep.

4. CLIENT understand that INSPECTOR will inspect only your condominium unit. INSPECTOR will not include any inspection of common areas or other spaces CLIENT do not own. INSPECTOR may offer comments concerning observations of common areas as a courtesy. CLIENT agree that any comments concerning common areas, or any lack of comments concerning common areas, shall not give rise to any claim against INSPECTOR

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If INSPECTOR hold a valid occupational license, INSPECTOR may inform CLIENT of this and CLIENT may hire INSPECTOR to perform additional functions. Any agreement for such additional services shall be in a separate writing. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects.

6. CLIENT understand that INSPECTOR will inspect only your condominium unit. INSPECTOR will not include any inspection of common areas or other spaces CLIENT do not own. INSPECTOR may offer comments concerning observations of common areas as a courtesy. CLIENT agree that any comments concerning common areas, or any lack of comments concerning common areas, shall not give rise to any claim against INSPECTOR.

7. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

8. The inspection and report are for the use of CLIENT only. CLIENT will be the sole owner of the report and all rights to it. INSPECTOR is not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If CLIENT from any liability and agree to pay INSPECTOR costs and legal fees in defending any action naming INSPECTOR. INSPECTOR inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. INSPECTOR disclaim all warranties, express or implied, to the fullest extent allowed by law.

9. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. In all cases, INSPECTOR's liability is limited to liquidated damages in an amount not greater than the fee you paid us. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The CLIENT acknowledge that the liquidated damages are not intended as a penalty, but that INSPECTOR intend it to (i) reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk between the INSPECTOR and CLIENT; and (iii) enable the INSPECTOR to perform the inspection for the agreed-upon fee.

10. In the event CLIENT have a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR

with the following: (1) written notification of adverse conditions within 7 days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR from liability.

11. CLIENT agree the exclusive venue for any litigation arising out of this Agreement shall be in the county where INSPECTOR has principal place of business. If CLIENT fail to prove any claim against INSPECTOR, CLIENT agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. CLIENT agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against INSPECTOR or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents INNOVATIVE entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by INSPECTOR shall be binding unless reduced to writing and signed by one of INSPECTOR's authorized officers. Any modification of this Agreement must be in writing and signed by you and by INSPECTOR's authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT will have no cause of action against INSPECTOR after one year from the date of the inspection.

12. The CLIENT agrees and understands it's the CLIENT'S responsibility to ensure all utilities are activated. A complete inspection cannot be done without all the utilities. INSPECTOR does not open gas or water valves, light pilot lights or gas appliances, activate electrical services that have been turned off, or cut locks open. The CLIENT is solely responsible for ensuring that all utilities are turned on, that breakers are turned on, that all water and fuel valves are open, that all pilot lights are lit, that all rooms and crawl spaces are unlocked, and that components such as attics and panel boxes are accessible prior to the inspection. Return visits for re-inspection of repairs and or because utilities were off, valves were shut-off, pilot lights were not lit, or certain areas were locked or otherwise inaccessible, YOU will be subject to an additional fee starting at \$100.00 (Additional travel charges may apply depending on distance).

13. The CLIENT agrees and understands INSPECTOR reserves the right to add an amendment within 72 hours of the initial report issue. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

14. All digital photos taken by INSPECTOR at the property on day of inspection are the property of Innovative Home Inspection, LLC and may be published or used for advertisements or promotional materials.

15. The INSPECTOR reserves the right to adjust the inspection fee if deemed necessary. Payment of the fee to INSPECTOR is due upon start of the inspection. There is will be a \$50 return check charge. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

16. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

Client Electronic Signature: _____/S/ First Name Last Name_____.

Inspector Electronic Signature: _____/S/ John Scaparo_____.

