

[World Class Helpful Hints](#)

[Termite Letter](#)



Inspection Report

John Smith

Property Address:
1234 My Street
Atlanta Ga 30003



World Class Home Inspections LLC

Brett Gordon ASHI # 247778
3407 Sandy Bank Dr
Auburn, Ga 30011
678-254-5690
www.worldclassps.com





SUMMARY



World Class Home Inspections LLC

**3407 Sandy Bank Dr
Auburn, Ga 30011
678-254-5690
www.worldclassps.com**

Customer
John Smith

Address
1234 My Street
Atlanta Ga 30003

The following Summary identifies those systems or components that do not function as intended, adversely affect the habitability of the dwelling, are unsafe, or appear to warrant further investigation by a specialist. The Summary may contain Class Action lawsuit information. The Summary does not contain possible recommendations for routine upkeep, product reference information, maintenance suggestions, or system or component monitoring instructions, unless otherwise stated. The Summary is not the entire report. Please also see and read the complete report which may include additional information of concern to the customer.

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

1. STRUCTURAL COMPONENTS

1.1 WATER IN CRAWLSPACE (Absence or presence)

Repair or Replace

Mold in the crawlspace. Recommend remediation.

2. EXTERIOR

2.0 EXTERIOR WALL COVERING

Repair or Replace

- (1) Siding is damaged, open gaps and paint peeling at few areas. Recommend repair.
- (2) Mold/mildew on wall covering. Recommend that house / deck be pressure washed.

2.1 EXTERIOR FLASHING AND TRIM

Repair or Replace

2. EXTERIOR

Decay, peeling paint, open gaps, and/or damage present or started at wood exterior trim at few areas. Recommend carpenter repair and painter prep, seal, paint to prevent further damage or decay.

2.4 DOORS (Exterior)

Repair or Replace

(1) Back door bottom plate is loose. Recommend to repair.

2.6 BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS

Repair or Replace

Front porch has damaged boards. Recommend repair or replace.

3. ROOFING

3.0 ROOF COVERINGS

Repair or Replace

(1) Tree limbs that are in contact with roof or hanging near roof should be trimmed at front of home.

(2) Roof covering at rear of home is damaged and soft. Recommend replace.

4. PLUMBING SYSTEM

4.8 BATHROOMS WATER SUPPLY AND FIXTURES

Repair or Replace

(1) Upper level shower control cover is loose. Recommend to repair.

4.9 BATHROOMS DRAIN AND WASTE SYSTEM

Repair or Replace

The toilet is loose at floor at upper level bath. Recommend plumber replace wax ring, tighten, repair mounting flange, or shim, as required, to help prevent damage to fixture or water leaks.

4.10 SHOWER SURROUND WATERTIGHT

Repair or Replace

Recommend to seal around tubs, sinks, showers, and fixtures though out home. Master shower damaged. Recommend to repair or replace.

5. ELECTRICAL SYSTEMS

5.12 EXTERIOR CONNECTED DEVICES AND FIXTURES (Representative number of exterior lighting fixtures, switches, and receptacles)

Repair or Replace

Electrical cover at rear of home is damage. Recommend to repair.

5.13 INTERIOR CONNECTED DEVICES AND FIXTURES (Representative number of lighting fixtures, switches, and receptacles)

Repair or Replace

Outlet is burnt at den. Recommend replace.

5.14 SMOKE/CARBON MONOXIDE DETECTORS (Absence or presence only)

Repair or Replace

(1) Smoke detector is loose at front office and upper level hallway. Recommend installation for safety.

8. INTERIOR

8.0 WALLS

8. INTERIOR**Repair or Replace**

(1) Gypsum board has open holes in wall at master bath closet. Recommend carpenter patch or repair to help prevent the spread of fire.

(2) Water stain on wall at kitchen. Recommend repair.

8.1 CEILINGS**Repair or Replace**

(1) There is a water stain on ceiling of front room. We are unable to determine the source of this stain and if new or old. Recommend client inquire of seller as to history of stain. If new and growing in size, recommend leak be fixed and area repaired, as required. If old and stable in size, recommend patch or paint, as desired. If seller unavailable or does not know, recommend roofer investigate further and advise repairs.

8.2 FLOORS (Floor surfaces)**Repair or Replace**

Carpet damage at upper level at doorway. Recommend to repair.

8.3 WINDOWS (Representative number)**Repair or Replace**

Several windows throughout home are stuck or painted shut. Recommend windows be made to open, especially in bedrooms, for emergency exit purposes and to restore original function.

8.4 STEPS, STAIRWAYS, BALCONIES, AND RAILINGS**Repair or Replace**

Stair railing trim is damage and loose. Recommend to repair or replace.

8.5 DOORS (Representative number)**Repair or Replace**

Multiple door problems at upper level. Doors are off track, not installed, knobs missing, etc. Recommend to repair.

10. BUILT-IN KITCHEN APPLIANCES**10.3 EXHAUST HOOD OR VENT****Repair or Replace**

Light and fan not working in exhaust hood. Recommend check bulb, then hood, for proper operation.

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

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1. STRUCTURAL COMPONENTS

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION:
MASONRY BLOCK

FLOOR STRUCTURE:
2 X 6

WALL STRUCTURE:
2 X 6 WOOD

CEILING STRUCTURE:
2X6

ROOF STRUCTURE:
32" ON-CENTER SPACING

METHOD USED TO INSPECT ATTIC:
KNEE DOORS

METHOD USED TO INSPECT CRAWLSPACE:
FROM ENTRY
CRAWLED

CRAWLSPACE ACCESS LOCATION(S):
LEFT SIDE (FACING FRONT)

		IN	NI	NP	RR
1.0	FOUNDATIONS (Structural, footings, foundation walls, slab foundation, garage floor)	•			
1.1	WATER IN CRAWLSPACE (Absence or presence)				•
1.2	FLOORS (Structural, basement floor, framed floors)	•			
1.3	WALLS (Structural, framed walls)	•			
1.4	CEILINGS (Structural)	•			
1.5	ROOF STRUCTURE AND ATTIC	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 FYI Only: Thin cracks (<1/8 inch gap) in concrete walls are not unusual. Crack(s) in clay brick at few areas were examined and do not exceed 1/8 inch width today. Recommend watch and monitor for gap widening (>1/8 inch), water entry, edge displacement (heaving up or down / in or out), interior wall or floor cracking, and windows or doors sticking. Should these conditions develop over time, recommend client contact a foundation waterproofing and structural repair company for further investigation and analysis.



1.0 Item 1(Picture)



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.1 Mold in the crawlspace. Recommend remediation.

2. EXTERIOR

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

WALL COVERING:

BRICK
WOOD SIDING

WALL COVERING STYLE:

BRICK
LAP

WINDOW MATERIAL:

WOOD

DECK ATTACHMENT METHOD:

1/2" DIA BOLTS

DECK FLASHING:

METAL

		IN	NI	NP	RR
2.0	EXTERIOR WALL COVERING				•
2.1	EXTERIOR FLASHING AND TRIM				•
2.2	EAVES, SOFFITS, AND FASCIAS	•			
2.3	MECHANICAL VENT SYSTEM, EXTERIOR (Eaves, walls, roof, soffit)	•			
2.4	DOORS (Exterior)				•
2.5	WINDOWS (Exterior)	•			
2.6	BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS				•
2.7	DECKS (Steps, handrails, guardrails, posts, floor joists, deck boards)	•			
2.8	DECK ATTACHMENT	•			
2.9	DECK FLASHING	•			
2.10	VEGETATION, GRADING, DRAINAGE, AND RETAINING WALLS	•			
2.11	DRIVEWAYS, PATIOS, WALKWAYS	•			
2.12	HOUSE NUMBER VISIBILITY	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)

2.0 (1) Siding is damaged, open gaps and paint peeling at few areas. Recommend repair.

2.0 (2) Mold/mildew on wall covering. Recommend that house / deck be pressure washed.



2.0 Item 8(Picture)

2.1 Decay, peeling paint, open gaps, and/or damage present or started at wood exterior trim at few areas. Recommend carpenter repair and painter prep, seal, paint to prevent further damage or decay.



2.1 Item 1(Picture)

2.4 (1) Back door bottom plate is loose. Recommend to repair.

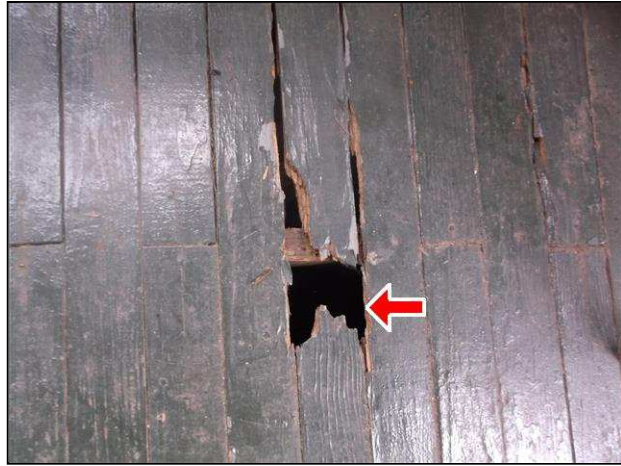


2.4 Item 1(Picture)

2.4 (2) FYI: As a standard security measure, it is recommended that client consider installation of new door locks or re-key locks after move-in to insure that no one else has a copy of the house keys.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

2.6 Front porch has damaged boards. Recommend repair or replace.

3. ROOFING

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The Inspector will not determine if the roof has had hail damage contact a professional roofer to evaluate further.



Styles & Materials

ROOF COVERING:
3-TAB FIBERGLASS/ASPHALT

VIEWED ROOF COVERING FROM:
GROUND
16X BINOCULARS

SKYLIGHT(S):
NONE

CHIMNEY (exterior):
BRICK

ROOF AGE (estimated):
FIRST THIRD OF SERVICE LIFE
0-5 YEARS

		IN	NI	NP	RR
3.0	ROOF COVERINGS				•
3.1	ROOF FLASHINGS	•			
3.2	SKYLIGHTS, CHIMNEYS, AND ROOF PENETRATIONS (Outside home)	•			
3.3	DOWNSPOUT EXTENSIONS	•			
3.4	ROOFING DRAINAGE SYSTEMS	•			
		IN	NI	NP	RR

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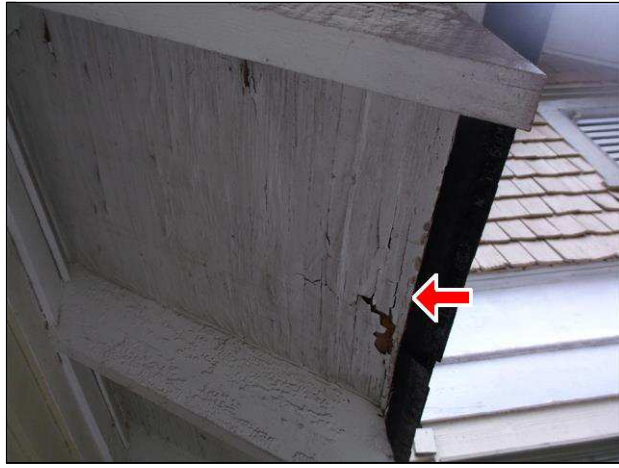
Comments:

3.0 (1) Tree limbs that are in contact with roof or hanging near roof should be trimmed at front of home.



3.0 Item 1(Picture)

3.0 (2) Roof covering at rear of home is damaged and soft. Recommend replace.



3.0 Item 2(Picture)

4. PLUMBING SYSTEM

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



Styles & Materials

WATER SUPPLY:

CPVC

WATER DISTRIBUTION:

CPVC

WATER DRAIN WASTE AND VENT:

PVC

WATER HEATER ENERGY SOURCE:

ELECTRIC

WATER HEATER CAPACITY:

40 GAL

WATER HEATER MANUFACTURER:

A.O. SMITH

WATER HEATER LOCATION(S):

CRAWLSPACE

WATER HEATER AGE (estimated):

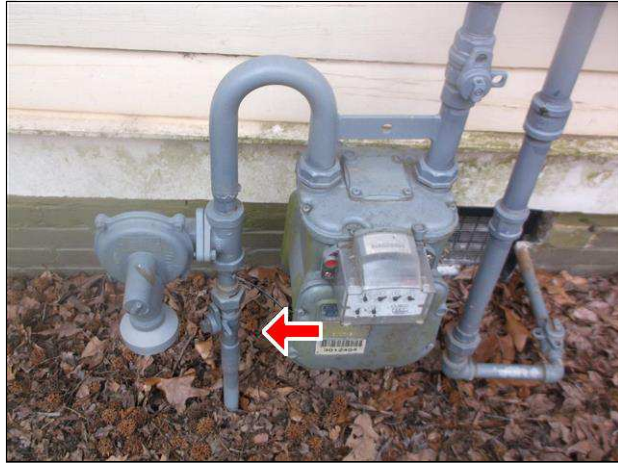
9-12 YEARS

		IN	NI	NP	RR
4.0	GAS SERVICE TURNED ON (Yes/No) (Natural Gas, Propane)	•			
4.1	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•			
4.2	MAIN FUEL SHUT-OFF DEVICE (Describe location, Photo)	•			
4.3	WATER SERVICE TURNED ON (Yes/No)	•			
4.4	EXTERIOR WATER SUPPLY (Hose bibbs)	•			
4.5	WATER MAIN SHUT-OFF DEVICE (Describe location, Photo)	•			
4.6	KITCHEN WATER SUPPLY AND DISTRIBUTION SYSTEM AND FIXTURES	•			
4.7	KITCHEN DRAIN AND WASTE SYSTEM	•			
4.8	BATHROOMS WATER SUPPLY AND FIXTURES				•
4.9	BATHROOMS DRAIN AND WASTE SYSTEM				•
4.10	SHOWER SURROUND WATERTIGHT				•
4.11	HYDROMASSAGE BATHTUB IN MASTER BATH	•			
4.12	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
		IN	NI	NP	RR

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Comments:

4.2 FYI Only: A main cut-off valve for the gas is located at the gas meter outside. A wrench or pair of pliers will be needed, but a quarter turn is usually all that is required to shut off the gas.



4.2 Item 1(Picture)

4.5 FYI Only: The main water shut-off is the red knob in crawlspace.



4.5 Item 1(Picture)

4.8 (1) Upper level shower control cover is loose. Recommend to repair.



4.8 Item 1(Picture)

4.8 (2) FYI: One of the biggest plumbing problems that can happen in your home is that your toilet water supply may crack or even break. If you have an older style supply line or toilet we recommend replacing it.

4.9 The toilet is loose at floor at upper level bath. Recommend plumber replace wax ring, tighten, repair mounting flange, or shim, as required, to help prevent damage to fixture or water leaks.



4.9 Item 1(Picture)



4.10 Item 1(Picture)



4.10 Item 2(Picture)



4.10 Item 3(Picture)

4.10 Recommend to seal around tubs, sinks, showers, and fixtures though out home. Master shower damaged. Recommend to repair or replace.

5. ELECTRICAL SYSTEMS

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

Styles & Materials

SERVICE VOLTAGE:
240 VOLTS (NOMINAL)

SERVICE METHOD:
OVERHEAD

SERVICE AMPERAGE:
200 AMP

ELEC. PANEL MANUFACTURER:
SQUARE D

WIRING METHODS:
NON-METALLIC SHEATHED CABLE
(ROMEX)

BRANCH WIRE (15 and 20 AMP):
COPPER

PANEL TYPE:
CIRCUIT BREAKERS

		IN	NI	NP	RR
5.0	ELECTRIC SERVICE TURNED ON (Yes/No)	•			
5.1	SERVICE DROP (Conductors Prior to Meter, Weatherhead)	•			
5.2	SERVICE EQUIPMENT (Meter Attachment, Panel boxes, Covers) AND MAIN DISCONNECT	•			
5.3	SERVICE ENTRANCE CONDUCTORS (After Meter), CABLES, AND RACEWAYS (Where visible)	•			
5.4	SERVICE GROUNDING (Ufer, Grounding Rods, Copper pipe bond)	•			
5.5	LOCATION OF MAIN DISCONNECT(S) (Describe, Photo)	•			
5.6	LOCATION OF MAIN SERVICE PANEL(S) (Describe, Photo)	•			
5.7	MAIN SERVICE PANEL AND SUB PANEL INTERIOR COMPONENTS (Wire connections, taps, terminals, open slots)	•			
5.8	SERVICE AMPERAGE RATING CHECKED	•			
5.9	BRANCH CIRCUIT CONDUCTORS (Wire sizes), OVERCURRENT PROTECTION DEVICES (Breakers, Fuses)	•			
5.10	OPERATION OF GFCIs (Ground-Fault Circuit-Interrupters)	•			
5.11	POLARITY AND GROUNDING OF RECEPTACLES	•			
5.12	EXTERIOR CONNECTED DEVICES AND FIXTURES (Representative number of exterior lighting fixtures, switches, and receptacles)				•
5.13	INTERIOR CONNECTED DEVICES AND FIXTURES (Representative number of lighting fixtures, switches, and receptacles)				•
5.14	SMOKE/CARBON MONOXIDE DETECTORS (Absence or presence only)				•
		IN	NI	NP	RR

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Comments:

5.5 FYI Only: The electric service main disconnect is located at the meter base outside.



5.5 Item 1(Picture)

5.6 FYI Only: The electric service main panel is located at the laundry room.



5.6 Item 1(Picture)

5.12 Electrical cover at rear of home is damage. Recommend to repair.



5.12 Item 1(Picture)

5.13 Outlet is burnt at den. Recommend replace.



5.13 Item 1(Picture)



5.14 Item 1(Picture)



5.14 Item 2(Picture)

5.14 (1) Smoke detector is loose at front office and upper level hallway. Recommend installation for safety.

5.14 (2) FYI Only: Recommend test smoke detectors and check batteries regularly.

6. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



Styles & Materials

NUMBER OF COOLING UNITS:
TWO

CENTRAL AIR MANUFACTURER:
AMANA

COOLING EQUIPMENT TYPE:
HEAT-PUMP

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CONDENSATE PRIMARY DRAIN METHOD:
GRAVITY TO OUTSIDE
PUMP TO OUTSIDE

CONDENSATE PAN SAFETY METHOD:
PAN WITH DRAIN
AC UNIT IN CRAWLSPACE

CONDENSING UNIT AGE (estimated):
6-10 YEARS

		IN	NI	NP	RR
6.0	CENTRAL AND THROUGH-WALL COOLING EQUIPMENT	•			
6.1	COOLING CONDENSATE PRIMARY REMOVAL (Inside, absence or presence only)	•			
6.2	COOLING CONDENSATE PRIMARY REMOVAL (Outside, absence or presence only)	•			
6.3	COOLING CONDENSATE SECONDARY REMOVAL, OVERFLOW DRIP PAN, DRAIN OR FLOAT SWITCH (Absence or presence only)	•			
6.4	NORMAL OPERATING CONTROLS	•			
6.5	DISTRIBUTION SYSTEMS (Fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
6.6	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			
		IN	NI	NP	RR

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7. HEATING AND FIREPLACES

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

Styles & Materials

TYPES OF FIREPLACES:

BRICK

TYPES OF CHIMNEYS:

BRICK

OPERABLE FIREPLACES:

TWO

NUMBER OF HEAT SYSTEMS (excluding wood):

TWO

HEATING METHOD:

HEAT PUMP (FORCED AIR)

HEATING ENERGY SOURCE:

ELECTRIC

HEATING DUCTWORK:

INSULATED

HEATING UNIT(S) AGE (estimated):

6-10 YEARS

		IN	NI	NP	RR
7.0	HEATING EQUIPMENT	•			
7.1	NORMAL OPERATING CONTROLS	•			
7.2	FURNACE FLUES AND VENTS	•			
7.3	HEAT DISTRIBUTION SYSTEMS (Fans, pumps, ducts and piping, supports, insulation, air filters, registers, radiators, fan coil units)	•			
7.4	CHIMNEY FLUES AND DAMPERS (Inside home)	•			
7.5	SOLID FUEL HEATING DEVICES (Firebox components only. We do not start fires)	•			
7.6	GAS/ELECTRIC FIRE LOGS AND FIREPLACES (Firebox components only. We do not start fires)	•			
7.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.3 FYI Only: Filter location is in crawlspace and knee door (see photos). We recommend pleated MERV-8 or better filters. Change every 3 months. Recommend HVAC technician service, and further evaluate to ensure maximum air flow and life expectancy of unit.

7.4 FYI Only: We could not inspect chimney flue from bottom to top. Recommend client ask seller if chimney draws ok and last time inspected. Contact chimney sweep company to inspect with scope and evaluate further.

8. INTERIOR

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

Styles & Materials

CEILING MATERIALS:
GYPSUM BOARD

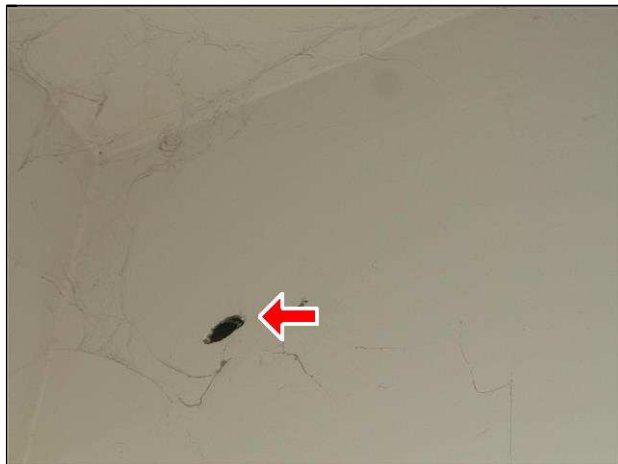
WALL MATERIAL:
GYPSUM BOARD

		IN	NI	NP	RR
8.0	WALLS				•
8.1	CEILINGS				•
8.2	FLOORS (Floor surfaces)				•
8.3	WINDOWS (Representative number)				•
8.4	STEPS, STAIRWAYS, BALCONIES, AND RAILINGS				•
8.5	DOORS (Representative number)				•
8.6	COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
8.7	CARBON MONOXIDE READING	•			
8.8	INSECTS AND RODENTS	•			
8.9	RADON SCREENING	•			
8.10	MISC INFORMATION	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0 (1) Gypsum board has open holes in wall at master bath closet. Recommend carpenter patch or repair to help prevent the spread of fire.



8.0 Item 1(Picture)

8.0 (2) Water stain on wall at kitchen.
Recommend repair.



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)

8.0 (3) FYI Only: Not all wall, floor, door, electrical, windows, knee doors and under sinks in home were visible or accessible at time of inspection due to location of personal items.

8.1 (1) There is a water stain on ceiling of front room. We are unable to determine the source of this stain and if new or old. Recommend client inquire of seller as to history of stain. If new and growing in size, recommend leak be fixed and area repaired, as required. If old and stable in size, recommend patch or paint, as desired. If seller unavailable or does not know, recommend roofer investigate further and advise repairs.



8.1 Item 1(Picture)



8.1 Item 2(Picture)



8.1 Item 3(Picture)



8.1 Item 4(Picture)

8.1 (2) Drywall has cracks at multiple areas at upper level. Most likely setting cracks. Recommend to repair

8.2 Carpet damage at upper level at doorway. Recommend to repair.



8.2 Item 1(Picture)

8.3 Several windows throughout home are stuck or painted shut. Recommend windows be made to open, especially in bedrooms, for emergency exit purposes and to restore original function.



8.3 Item 1(Picture)

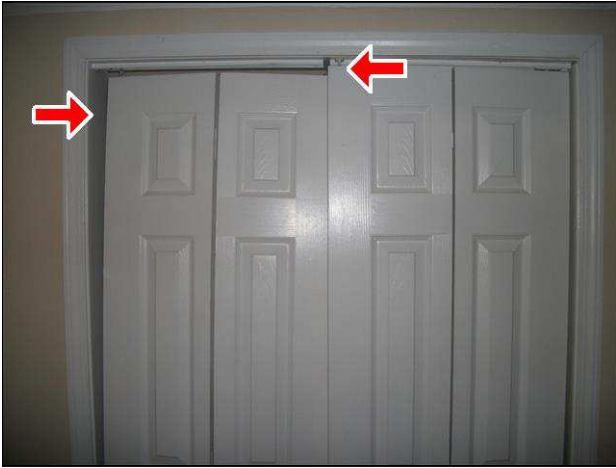


8.4 Item 1(Picture)



8.4 Item 2(Picture)

8.4 Stair railing trim is damage and loose. Recommend to repair or replace.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)



8.5 Item 4(Picture)

8.5 Multiple door problems at upper level. Doors are off track, not installed, knobs missing, etc. Recommend to repair.

8.9 Real Estate Radon Screening Test Information

Screening Analysis Results is for 2 hours only this is not a 48 hour test. Recommend a 48 hour test for better accuracy.

Average pCi/l 1.1

Interpreting your Test Result

The US EPA states that for test results in this range (less than 4 pCi/L) you do not need to conduct radon

mitigation. However, if you make any structural changes or start to use a lower level of the building

more frequently you should test again.

☛ No tampering was observed during the radon test.

The subject home described has been tested for the presence of radon gas according to US EPA short term testing

protocols. The test and analysis have been performed to comply with EPA's *Home Buyer's and Seller's Guide to Radon*.

This report represents the average radon concentration at the time of sampling and at the specific location in the

building. However, it must be noted that radon concentrations will vary from day to day and from season to season. Recommend a 48 hour test if needing a accurate test.



8.9 Item 1(Picture)

8.10 FYI Only: For a Healthier Environment protecting against Viruses, Bacteria, and Allergens in your home. (Not just on contact lasting up to 90 days.) See www.worldclassps.com for more information.\$250.00 for complete home.

9. INSULATION AND VENTILATION

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

ATTIC VENTILATION:

GABLE VENT(S)
SOFFIT VENTS

ATTIC INSULATION:

BLOWN FIBERGLASS

CRAWLSPACE INSULATION:

BATT

		IN	NI	NP	RR
9.0	INSULATION AND VAPOR RETARDERS (Attic)	•			
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	•			
9.2	MECHANICAL VENT SYSTEM, INTERIOR (Kitchen, bath, and laundry)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

10. BUILT-IN KITCHEN APPLIANCES

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

		IN	NI	NP	RR
10.0	COOK-TOP	•			
10.1	DISHWASHER	•			
10.2	OVEN(S)	•			
10.3	EXHAUST HOOD OR VENT				•
10.4	FOOD WASTE DISPOSER	•			
10.5	REFRIGERATOR	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.3 Light and fan not working in exhaust hood. Recommend check bulb, then hood, for proper operation.



10.3 Item 1(Picture)

11. COMPLIMENTARY PHOTO VIEWS

		IN	NI	NP	RR
11.0	KITCHEN VIEW	•			
11.1	DEN VIEW	•			
11.2	DINING ROOM VIEW	•			
11.3	MASTER BEDROOM VIEW	•			
11.4	MASTER BATH VIEW	•			
11.5	LAUNDRY ROOM	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

11.0 Kitchen View



11.0 Item 1(Picture)

11.1 Den View



11.1 Item 1(Picture)

11.2 Dining Room View

11.2 Item 1(Picture)

11.3 Master Bedroom View

11.3 Item 1(Picture)

11.4 Master Bath View

11.4 Item 1(Picture)

11.5 Laundry room



11.5 Item 1(Picture)

12. INSPECTION AGREEMENT

Inspection Agreement

THIS AGREEMENT is made by and between **World Class Home Inspections, LLC** (hereafter called the "COMPANY") and **John HomeBuyer** as indicated below (hereafter called the "CLIENT").

WITNESSETH: In consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. The COMPANY agrees to perform a visual inspection of the subject home and to provide the CLIENT with a written inspection report identifying the visually observable major deficiencies (hereafter called the "GENERAL PRE-PURCHASE INSPECTION" or "INSPECTION"). Structures detached from the home are not inspected unless otherwise expressly agreed.

1A. The FEE SCHEDULE for inspection services is set forth at the COMPANY'S web site, www.wchinspections.com. The inspection FEE is due and payable by cash, check, or credit card at or before the time of the inspection. The inspection fee that is due and payable to the COMPANY is agreed to with the CLIENT when the inspection is scheduled. Payment may be made in person at the inspection, by mail, by phone, or on the COMPANY'S web site. Acceptance of this inspection Agreement is also an agreement to pay the inspection fee and any penalty fees that may apply, as specified below:

1B. PENALTY FEE(S) due from the CLIENT and payable to the COMPANY for late payment, late notice cancellation, or returned payment are as follows:
Returned Payment (Insufficient Funds) Fee - \$25.00 each occurrence;

Late Payment Fee - \$25.00 if payment not received within two (2) days after the day of the inspection, and \$25.00 each 30 day period thereafter;

Late Notice Cancellation Fee – When an inspection is scheduled, the COMPANY reserves that time period for the exclusive use of the CLIENT. If an inspection is abruptly cancelled, the CLIENT understands the COMPANY loses revenue for that time period. Therefore, the CLIENT will pay a cancellation fee if a scheduled inspection is cancelled LESS THAN 24 HOURS before the scheduled inspection start time. The Cancellation Fee shall be 10% of the scheduled inspection fee or \$50.00, whichever is greater. The COMPANY may waive this fee if: 1) the inspection is re-scheduled with the COMPANY; or, 2) the real estate purchase contract has been terminated. It is the CLIENT'S responsibility to ensure that the property is under a purchase contract, or that the CLIENT has permission to inspect the property, before scheduling an inspection with the COMPANY.

2. The GENERAL PRE-PURCHASE INSPECTION and report will be performed in accordance with the current Standards of Practice (Standards or SOP) of the American Society of Home Inspectors, Inc. (ASHI). The parties agree that the ASHI Standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection. A copy of these ASHI Standards is available from the COMPANY upon request at any time including before the signing of this Agreement. A copy is also available on the World Wide Web (Internet) at address www.ashi.org. The CLIENT is strongly urged to read and understand the ASHI Standards. Furthermore, the CLIENT is welcome to be present at the inspection and to ask the inspector any questions including before and during the inspection. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. The Report is non-transferable. However, the CLIENT authorizes the COMPANY to release a copy of the inspection report to the CLIENT'S Real Estate Professional, unless the CLIENT requests otherwise, when the Real Estate Professional's name and e-mail address is given in the signature block hereunder.

3. The GENERAL PRE-PURCHASE INSPECTION includes those items and systems expressly and specifically identified herein. Homeowner maintenance, safety concerns, system operation, product recalls, recommended repairs and methods, current building practices, and other issues may be discussed, and some less than major defects noted as a courtesy to the CLIENT, but they are not within the required scope of the inspection. Conditions, items, and systems that will be included, and not included, in the inspection are listed below. The WILL INCLUDE items are the **minimum requirements** for the inspection. The comprehensive and extensive nature of the COMPANY'S inspections **often exceeds** the requirements of the ASHI SOP.

THE GENERAL PRE-PURCHASE INSPECTION **WILL** INCLUDE (AS A MINIMUM):

Structural System: foundation; structure of floors, walls, ceiling, roof, attic, crawlspace;

Exterior: exterior wall covering, flashing and trim, exterior doors, attached decks, balconies, stoops, steps, porches, and their associated railings; the eaves, soffits, and fascias where accessible [visible] from the ground level; vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; walkways, patios, and driveways leading to dwelling entrances;

Roof System: roof covering; roof drainage systems; flashings; skylights, chimneys, and roof penetrations;

Plumbing System: interior water supply and distribution systems including all fixtures and faucets; drain, waste and vent systems including all fixtures; water heating equipment; vent systems, flues, and chimneys; fuel storage and fuel distribution systems; drainage sumps, sump pumps, and related piping;

Electrical System: service drop; service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub panels; conductors; over current protection devices; a representative number of installed lighting fixtures, switches, and receptacles; ground fault circuit interrupters;

Heating System: the installed heating equipment; vent systems, flues, and chimneys;

Air Conditioning System: the installed central and through-wall cooling equipment [except when outside temperature does not allow. See footnote to clause 3 below];

Interior: walls, ceilings, and floors; steps, stairways, and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows; garage doors and garage door operators;

Insulation and Ventilation: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; mechanical ventilation systems;

Fireplaces and Solid Fuel Burning Appliances: system components [firebrick, hearth, mantel, firebox surround, screens]; vent systems, flues, and chimneys [we do not turn on gas shut-off valves, ignite, or extinguish fires per the ASHI Standards];

THE GENERAL PRE-PURCHASE INSPECTION **WILL NOT** INCLUDE THE FOLLOWING:

Exterior: screening, shutters, awnings, and similar seasonal accessories; fences; geological, geotechnical or hydrological conditions; recreational facilities (spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories); outbuildings; seawalls, break-walls, and docks; erosion control and earth stabilization measures;

Roof System: antennae; interiors of flues or chimneys which are not readily accessible; other installed accessories;

Plumbing System: clothes washing machine connections; the interiors of flues or chimneys which are not readily accessible; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; private waste disposal systems [septic tanks]; determination of whether water supply and waste disposal systems are public or private; determination of the quantity or quality of the water supply; operation of safety valves or shut-off valves;

Electrical: remote control devices unless the device is the only control device; alarm systems and components; low voltage wiring, systems and components; ancillary wiring, systems and components [telephone, cable TV, etc.] not a part of the primary electrical power distribution system; measure amperage, voltage, or impedance;

Heating Systems: interiors of flues or chimneys which are not readily accessible; heat exchanger; humidifier or dehumidifier; electronic air filter; solar space heating system; determination of heat supply adequacy, efficiency or distribution balance;

Air Conditioning Systems: electronic air filters; determination of cooling supply adequacy, efficiency or distribution balance [see footnote below];

Interior: paint, wallpaper, and other finish treatments; carpeting; window treatments; central vacuum systems; household appliances (kitchen, laundry, and similar appliances, whether installed or free-standing [see footnote below]); recreational facilities;

Insulation and Ventilation: disturbance of insulation or vapor retarders; determination of indoor air quality;

Fireplaces and Solid Fuel Burning Appliances: interiors of flues or chimneys; seals and gaskets; automatic fuel feed devices; combustion make-up air devices; heat distribution assists, whether gravity-controlled or fan-assisted; igniting or extinguishing of fires; determination of draft characteristics; movement of fireplace inserts, stoves or firebox contents;

Inaccessible Areas: areas that cannot, in the sole opinion of the inspector, be entered safely or without potential damage to property.

Footnotes & Exceptions to Clause 3:

Air Conditioning Systems: To prevent damage to units, air conditioning will not be checked when the outside temperature is below 65 degrees nor a heat pump when the temperature is above 65 degrees.

Interior, Kitchen Appliances: As a courtesy to the CLIENT, the inspector may perform a general operational check of the installed kitchen appliances. If performed, any major deficiencies found will be noted in the report. This general operational check will consist of verifying the basic function of the stove, range, oven(s), built-in microwave oven(s), sink disposer, and dishwasher, if the house is so equipped. Any additional features or accessories on said equipment will NOT be checked including, but not limited to, the "self cleaning" feature on ovens, the accuracy of clocks or timers, the automatic "pop corn" setting or "memo voice recorder" on microwave ovens, etc.

Re-Inspections: The COMPANY does not track builder or homeowner repairs. It is the CLIENT'S responsibility to follow-up with the builder or homeowner to ensure repairs or corrections, as may be specified in the INSPECTION Report, are acted upon to the satisfaction of the CLIENT. Upon the CLIENT'S request, the COMPANY may perform a re-inspection (after repairs or corrections) for a mutually agreeable additional FEE.

Special Requests: The above is not intended to limit the CLIENT'S request for inspection services. If the CLIENT has a specific concern about an item or items that would normally fall outside the scope of the inspection as stated above, the COMPANY is eager to inspect those items for the CLIENT, when possible, for a mutually agreeable FEE.

4. This GENERAL PRE-PURCHASE INSPECTION will be of readily accessible areas of the house and is limited to visual observations of apparent conditions existing at the time of the inspection only. Furthermore, conditions which change after the time of the inspection are not included in the Report. In addition, deficiencies and defects which are latent or concealed are excluded from the inspection; this inspection is not intended to be technically exhaustive. Equipment, items and systems will not be dismantled. The inspection and report is NOT a conformity or compliance inspection for governmental codes or regulations of any kind. The inspector is not required to move personal property, debris, furniture, ceiling tiles, equipment, carpeting, or like materials which may impede access or limit visibility. All utilities and pilot lights must be on and all equipment operational, so that the total inspection can be completed on the scheduled date. This is the responsibility of the CLIENT. In addition, the CLIENT must obtain permission from the owner of the property for the inspector to enter the premises. Recent and existing weather conditions may also limit or restrict the results of the inspection. The COMPANY may indicate an item or system's life expectancy, but such estimates are general in nature, should not be relied upon, and the actual life performance may vary widely. The INSPECTION seeks to determine whether or not a system or component is functioning for the purpose for which it was intended. The COMPANY urges the CLIENT to contact the owner of the inspected property to learn the age of such items as the roof and any recent problems or known defects in the property.

5. The parties agree this GENERAL PRE-PURCHASE INSPECTION agreement is NOT an agreement for Code Compliance Inspections. Although offered by the COMPANY for a fee, the parties agree Code Compliance Inspections are beyond the scope of this inspection. Typically involving multiple, sequential, specific, focused, and targeted inspections during the construction phases of a new house, Code Compliance Inspections (also called "Phased Inspections") seek to analyze and evaluate the construction methods and materials used while fabricating a new house for conformity and compliance to governmental codes, regulations and/or specifications mandated by local, regional, and/or State municipalities. Such Code Compliance Inspections typically require sequential visits to the new house job site over several months (a foundation inspection, and a "pre-drywall" rough-ins inspection). Any verbal comments from the inspector regarding Codes, or written comments in the inspection report regarding Codes, are provided as a courtesy to the CLIENT only and are NOT to be construed as indicating a Code Compliance inspection. If the CLIENT chooses Code Compliance Inspections, the CLIENT must first call for a quote and request a different agreement than this one. The CLIENT'S signature below indicates the CLIENT does not want ANY Code Compliance Inspections at this time and agrees to the limits of this GENERAL PRE-PURCHASE INSPECTION agreement as specified herein.

6. The inspector does not research product recalls or notices of any kind. The INSPECTION does NOT include the identification of, or research for, appliances or other items that may have been recalled or have a consumer product safety alert or Class Action Lawsuit issued about them. If any comments regarding recalls are made in the INSPECTION Report, they are regarding well-known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the U.S. Government. The COMPANY recommends the CLIENT visit the U.S. Consumer Product Safety Commission at World Wide Web (Internet) address <http://www.cpsc.gov>, if recalls are a concern to the CLIENT.

7. THE INSPECTION AND REPORT DO NOT ADDRESS, AND ARE NOT INTENDED TO ADDRESS, THE POSSIBLE PRESENCE OF OR DANGER FROM ASBESTOS, RADON GAS, LEAD PAINT, UREA FORMALDEHYDE, SOIL CONTAMINATION, OTHER INDOOR AND OUTDOOR POLLUTANTS, TOXIC OR FLAMMABLE CHEMICALS, WATER OR AIRBORNE-RELATED ILLNESSES OR DISEASE, AND ALL OTHER SIMILAR OR POTENTIALLY HARMFUL SUBSTANCES. THE CLIENT IS URGED TO CONTACT A COMPETENT SPECIALIST IF INFORMATION, IDENTIFICATION, OR TESTING FOR THE ABOVE IS DESIRED. In addition, the presence or absence of rodents, termites, and other insects are also not covered or required by this inspection, but may be commented on as a courtesy to the CLIENT if seen by the inspector.

8. Because of the above limitations, the INSPECTION cannot be expected to uncover all defects or deficiencies within the structure, systems, or components. The parties agree that the COMPANY, and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, EFFICIENCY OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. The inspection and report is also not a certification of any kind. The parties further agree that the maximum liability of the COMPANY, and its employees and agents, for any loss or damage, in the event the COMPANY, or its employees or agents, are negligent, in breach of contract, or otherwise at fault in the performance of its obligations, shall be limited to a sum equal to the COMPANY'S fee for the inspection service. The COMPANY shall not be construed as insuring against any defects or deficiencies not contained in the inspection report and subsequently discovered by the CLIENT.

9. In the event of a discrepancy, dispute or claim arising from the performance of the INSPECTION by the COMPANY and/or its inspectors, the CLIENT agrees to promptly notify the COMPANY in writing by U.S. Certified Mail. CLIENT guarantees the COMPANY the right to examine the subject matter of any claim, prior to the CLIENT'S performance of any remedial action (unless of an emergency nature or for the safety of persons or property). This is a condition precedent to CLIENT'S claim.

11. Any controversy or claim arising out of or related to this Contract, or any breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon award rendered by the arbitrators may be entered in any court having jurisdiction. Any such claim shall be waived unless the demand for arbitration shall be made within six months from the inspection date. If a legal action or demand is filed by the CLIENT against the COMPANY and/or its inspectors, and the COMPANY and/or its inspectors successfully defends the claim of the CLIENT, the CLIENT agrees to pay the COMPANY, and/or its inspectors, reasonable attorney's fees, court costs, administrative fees, and any other costs and expenses incurred in defending against such claim.

12. If CLIENT is married, CLIENT represents the actual authority to sign for CLIENT'S spouse.

13. A facsimile (FAX), electronic message (E-mail), photocopy, or other electronically based media form of this Agreement and any electronic signatures hereunder (the "I Agree" button) shall serve to establish the same legal authority as an original, signed, paper document.

14. If a paragraph, clause, sentence or other part of this Agreement is for any reason held to be invalid or unenforceable in any respect, such a decision shall not affect the remaining portions of this Agreement, which shall continue in full force and effect.

15. Radon Gas - the EPA recommends that ALL home buyers have an indoor Radon test conducted. Radon is a Class A carcinogen and the second leading cause of lung cancer, estimated to cause 15,000-20,000 deaths in the US annually. According to the EPA's Map of Radon Zones, the Atlanta and surrounding areas are ranked as Zone 1 and 2 (highest Radon potential in Georgia). I have read and fully understand the disclosure above and:

Against the strong recommendation of the EPA and World Class Home Inspections LLC, I elect NOT to test the home for the presence of indoor radon gas, and assume all liability for elevated Radon concentrations that such a test would have revealed, if discovered after the transaction closes.

16. Mold Like Substance-IESO (Indoor Environmental Standards Organization) recommends all mold like substances be sampled and tested to identify the species of fungi. Identification of species is needed to determine if species is an allergen, pathogen or toxin. Only after identification can a proper remediation method be determined. I have read and fully understand the disclosure above and:

I elect NOT to have World Class Home Inspections LLC, perform sampling of any mold like substances if found during the home inspection process. I assume all responsibility and liability for the results that such sampling may have revealed. I'm holding World Class Home Inspections only responsible for reporting mold like substance if visible at the time of the home inspection.

17. This Agreement represents the entire agreement between the parties. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties, and their heirs, executors, administrators, successors and assigns.

The undersigned has read, understood, and accepted the terms and conditions of this agreement and agrees to pay the charges specified above. The CLIENT also understand for any reason this contract is not signed by the CLIENT but, makes a payment the CLIENT agrees to all of the terms above.

		IN	NI	NP	RR
12.0	RELEASE OF LIABILITY	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace



World Class Home Inspections LLC

**3407 Sandy Bank Dr
Auburn, Ga 30011
678-254-5690
www.worldclassps.com**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[World Class Helpful Hints](#)

[Termite Letter](#)

INVOICE

World Class Home Inspections LLC
3407 Sandy Bank Dr
Auburn, Ga 30011
678-254-5690
www.worldclassps.com
Inspected By: Brett Gordon ASHI # 247778

Inspection Date: 3/7/2017
Report ID: smith31617

Customer Info:	Inspection Property:
John Smith	1234 My Street Atlanta Ga 30003
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
World Class Special Package	350.00	1	350.00

Tax \$0.00

Total Price \$350.00

Payment Method: Credit Card
Payment Status: Paid Online
Note: