



Inspection Report

SAMPLE REPORT

Property Address:

123 Sample Drive

Sparks Nv 88888



Harland Home Inspection

John Harland III #1784

Moonwalk Ct

Reno, NV 89506

775-376-1836

Table of Contents

[Cover Page.....0](#)

[Table of Contents.....0](#)

[Intro Page0](#)

[1 Roofing.....4](#)

[2 Exterior.....5](#)

[3 Garage.....7](#)

[4 Interiors8](#)

[5 Structural Components11](#)

[6 Plumbing System13](#)

[7 Electrical System15](#)

[8 Heating / Central Air Conditioning.....18](#)

[9 Insulation and Ventilation.....20](#)

[10 Built-In Kitchen Appliances23](#)

[Invoice.....0](#)

[Agreement0](#)

Date: 9/6/2011	Time: 12:30 PM	Report ID: 00000854
Property: 123 Sample dr Sparks Nv 88888	Customer: BOB Sample	Real Estate Professional: Mr. Smith Advanced Asset Management

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 Years, Over 10 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. 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.

Styles & Materials

Roof Covering:

Architectural
Asphalt/Fiberglass

Viewed roof covering from:

Walked roof

Chimney (exterior):

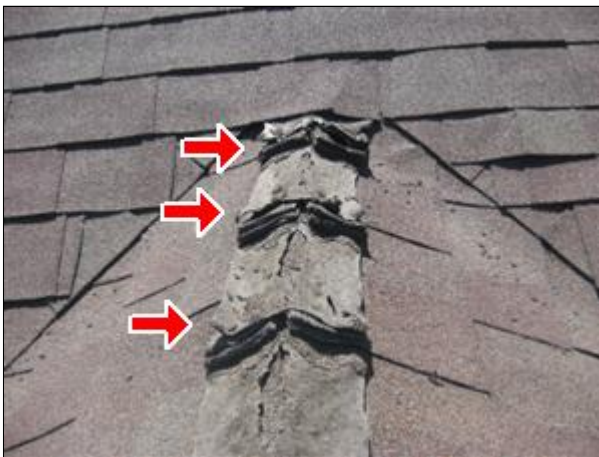
Metal Flue Pipe

Items

1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

The main body of the roof was inspected and showed no signs of deficiency. However, the ridge caps show signs of extensive wear and appear to be weather beaten. The interior side of the roof structure shows no sign of any water penetration at the time of inspection. It is recommended that this issue be carefully monitored and replaced or repaired as needed by a licensed roofing installer.



1.0 Picture 1



1.0 Picture 2

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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

Siding Style:

T-111

Siding Material:

Composite board

Exterior Entry Doors:

Wood

Appurtenance:

Covered porch

Driveway:

Concrete

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

The trim at the rear NW and NE side of the house show signs of curling and are detached from the main exterior wall structure. It is suggested that licensed contractor or qualified handy man replace these boards to prevent any water infiltration into the foundation and or wall system.



2.0 Picture 1



2.0 Picture 2

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

The stone pavers to the left of the rear door are up against the exterior wall structure. This may cause water to drain back behind the wall and infiltrate the foundation and wall structure. It is recommended that a licensed contractor or certified handy man repair or replace these stones.



2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Insulated
Metal

Auto-opener Manufacturer:

1/2 HORSEPOWER
Extra Info : Craftman

Items

3.0 GARAGE CEILINGS

Comments: Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Repair or Replace

The garage door opener did not operate at time of inspection. The ceiling power outlet the door was plugged into was void of power when tested with a rated tester. The manual (hand pull) opener worked as designed and the door opened properly. It is recommended that a licensed electrician inspect the outlet and repair or replaced as needed.

It is also recommended that, once the door proves to functional, a certified garage door installer inspect the door for the downward (stop) safety control that is required on all automatic doors.

4. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of 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

Floor Covering(s):

Carpet
Laminated T&G

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated
Single-hung

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Tile
Composite

Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Repair or Replace

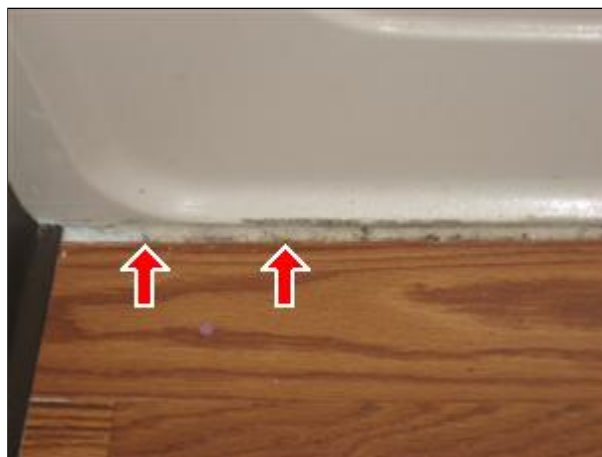
There are some areas, main hall and front bathroom, where the laminate flooring does not meet the wallboard. It is recommended that a qualified handy man seal these areas with wallboard and or water proof caulk (in the bath) to prevent any water infiltration to the subfloor.



4.2 Picture 1



4.2 Picture 2



4.2 Picture 3

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

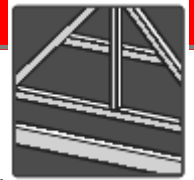
Both front and back door show signs of ware. It does not affect the handling or integrity of the door and is for your information only.

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. 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:

Poured concrete

Method used to observe Crawlspace:

Crawled

Floor Structure:

2 X 6

Wood joists

6" or better

Wall Structure:

2 X 4 Wood

Columns or Piers:

Wood piers

Supporting walls

Ceiling Structure:

2X6

Roof Structure:

Engineered wood trusses

2 X 4 Rafters

Lateral bracing

Roof-Type:

Gable

Hip

Gambrel

Method used to observe attic:

Walked

Attic info:

Attic access

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

The vapor barrier was intact and the crawl showed no signs of water infiltration.

The insulation along the exterior walls of the crawlspace was intact and showed no signs of water infiltration at the time of inspection.



5.0 Picture 1



5.0 Picture 2

5.1 WALLS (Structural)

Comments: Inspected

5.2 COLUMNS OR PIERS

Comments: Inspected

5.3 FLOORS (Structural)

Comments: Inspected

5.4 CEILINGS (structural)

Comments: Inspected

5.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. 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; 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, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Water Filters:

(We do not inspect filtration systems)

Plumbing Water Supply (into home):

CPVC

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

STATE

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

The water supply in the guest bath is leaking at the main shut off valve. To prevent any water damage to the floor or wall structure it is recommended that a licensed plumber or qualified handy man repair or replace as soon as possible.



6.1 Picture 1

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Repair or Replace

The hot water heater has a substantial leak at the main inlet. The top of the water heater support box show signs of water damage deterioration. The top of the heater has dirt and small amounts of debris around the vent flu. It appears maintenance on this unit has been neglected. It is recommended that a licensed technician evaluate the operation and repair or replace the unit as soon as possible

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Main water shut-off is located at the street. Just for your information.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System



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 Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. 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

Electrical Service Conductors:

Below ground
220 volts

Panel capacity:

Adequate

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

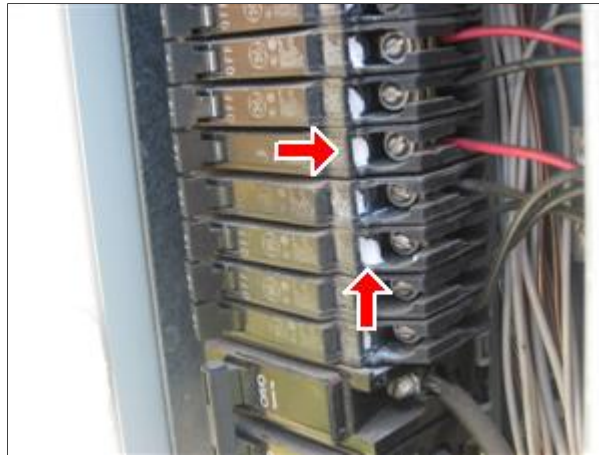
7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

The circuit breakers at the main distribution panel show signs of corrosion on most all the circuit breakers. It is recommended that a licensed electrician evaluate this issue as soon as possible and repair or replace as needed.



7.1 Picture 1

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

Ceiling fan in the main living area did not work when the wall switch was used. Pull cords were too high to reach to properly evaluate the proper function of the fan. It is recommended that the pull cords be used in conjunction with the wall switch to evaluate the function of this fan.

Outlet in the master bed room is missing the receptacle cover. It is recommended that a cover be installed as soon as possible to prevent an accidental electrical shock. **This is a life safety issue!**

There are a number of wires protruding from the ceiling inside the master bed room closet. These appear to be speaker wires. Speaker wires do carry electrical current. It is recommended that a qualified handy man either attach these wires to speakers or remove them.



7.3 Picture 1



7.3 Picture 2



7.3 Picture 3

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Repair or Replace

The outlet on the west side wall of the garage, when tested, showed that the hot and neutral were reversed nor did it have a GFCI (ground fault circuit interrupter.) It is recommended that a licensed electrician evaluate this issue and repair or replace as needed.

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

All GFCI found, were operation with no deficiencies at time of inspection.

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main distribution panel is located on the west side of the home. For your information.

7.7 SMOKE DETECTORS

Comments: Inspected

It is always recommended that the smoke detectors be maintained and periodically checked for battery life and proper function.

7.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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 solid fuel 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

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): Two
Ductwork: Insulated	Filter Type: Disposable	Filter Size: Adequate
Types of Fireplaces: Vented gas logs	Operable Fireplaces: One	Cooling Equipment Type: Air conditioner unit
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: RHEEM	Number of AC Only Units: One

Items

8.0 HEATING EQUIPMENT

Comments: Inspected

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace

The main return air vent located in the main hall ceiling is dirty and filled with debris. It is recommended that this filter be change as soon as possible to maintain the proper flow of air back to the heating and cooling system as well as distributing clean air throughout the home. It will also help the heating and cooling system work more efficiently.

The floor vent in the master bed room and main living area shown to have small amount of debris in them. It is recommended that all vents be cleaned out to ensure clean and uncontaminated air flow into the room.



8.3 Picture 1



8.3 Picture 2

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

One gas fireplace is located in the main living area. It was not inspected.

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected, Repair or Replace

The heating system operated with no deficiencies at time of inspection. It is always recommended that the heating unit and venting system be serviced and inspected before every heating season.

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

8.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Inspected

The exterior of the fireplace was inspected for signs of improper venting i.e. soot debris on the front of the unit. None was noticed. The flu was not inspected. It is recommended that this be evaluated by a certified chimney specialist before every heating season.

The hearth was within code .

8.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

The central air system operated without deficiencies at time of inspection. It is recommended that the cooling system be serviced by a certified HVAC technician before every cooling season.

8.9 NORMAL OPERATING CONTROLS

Comments: Inspected

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Present

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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 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.

Styles & Materials

Attic Insulation:

Batt
Fiberglass
R-30 or better

Ventilation:

Gable vents
Soffit Vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Floor System Insulation:

NONE

Items

9.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace

The attic was well insulated and it is determined that the "R" (resistance) factor exceeds the code for this area of R38.

3 batts were pulled up on the East side of the attic. It appears it was to spray for wasps or such. The insulation was not replaced at time of inspection to facilitate any eradication of the insect.



9.0 Picture 1



9.0 Picture 2



9.0 Picture 3

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

The vapor barrier in the crawl space was intact through the area and showed no signs of moisture or water.



9.2 Picture 1

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

The attic and foundation vents were open and unobstructed at time of inspection.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair or Replace

The dryer vent located on the East side of the house is open and without of a cover. It is highly recommended that a cover be installed before a dryer is installed. This will help to prevent this vent from being cluttered with debris or a small animal getting caught inside and preventing the proper venting of the dryer. **This is a life safety issue. A clogged dryer vent can cause a potential fire.**



9.4 Picture 1

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; 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.

Styles & Materials

Dishwasher Brand:

MAYTAG

Disposer Brand:

BADGER

Range/Oven:

GENERAL ELECTRIC

Built in Microwave:

GENERAL ELECTRIC

Items

10.0 DISHWASHER

Comments: Repair or Replace

The dishwasher was turned on and started properly. Half way through the cycle the washer started leaking a substantial amount of water from the lower right side of the door. It is recommended that this unit not be operated till a certified technician can evaluate the issue and repair or replace.

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Not Present

10.3 TRASH COMPACTOR

Comments: Not Present

10.4 FOOD WASTE DISPOSER

Comments: Inspected

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

The microwave was tested with a cup of water and heated properly with no deficiency.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



INVOICE

Harland Home Inspection
Moonwalk Ct
Reno, NV 89506
775-376-1836
Inspected By: John Harland III

Inspection Date: 9/6/2011
Report ID: 00000854

Customer Info:	Inspection Property:
Bob Sample Customer's Real Estate Professional: Mr. Smith Advanced Asset Management	123 Sample dr Sparks Nv 88888

Inspection Fee:

Service	Price	Amount	Sub-Total
Up to 3000 Sq Ft	295.00	1	295.00
			Tax \$0.00
			Total Price \$295.00

Payment Method: Check
Payment Status: Paid
Note:



INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 123 Sample dr Sparks Nv 88888

Inspection Fee: \$ 295.00

1. Client requests a visual inspection of the structure identified at the above address by Harland Home Inspection hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

2. Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

3. **CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMAGES AS A RESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

5. Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6. **CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, IN ANY WAY, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8. **LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the

Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable attorney's fees, arbitrator fees and other costs.

Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.

SEVERABILITY: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in full force and effect between the parties.

PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

16. **ENTIRE CONTRACT:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Signature of Client _____

(One signature binds all)

Dated September 07, 2011

Greg Ballew

Harland Home Inspection **John Harland III License #1784**