



Inspection Report

Home Buyer

Property Address:
123 Sample Street
Sample MI 49999



Firm Foundation Home Inspection, LLC

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Date: 9/9/2015	Time:	Report ID:
Property: 123 Sample Street Sample MI 49999	Customer: Home Buyer	Real Estate Professional: Buyer's Agent

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

Type of building:

Single Family (1 story)

Home Faces:

West

Approximate age of building:

9 Years

Temperature:

Approximately 70

Weather:

Mostly Cloudy

Rain in last 3 days:

Yes, (the night before the inspection)

Ground/Soil surface condition:

Dry

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.

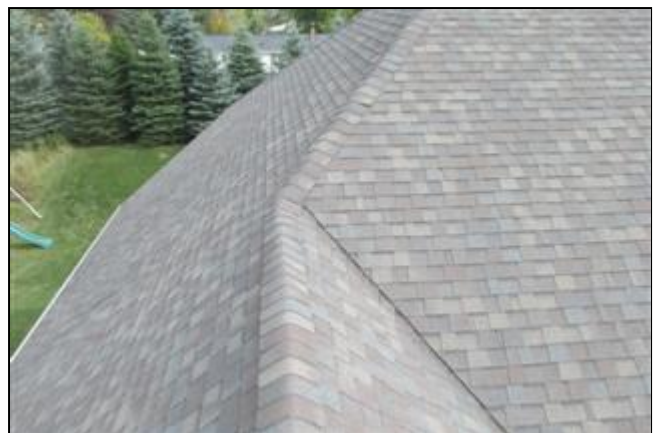
Styles & Materials

<p>Shingle Type: Laminate or Architectural asphalt/fiberglass</p> <p>Chimney (exterior): Vinyl sided chase</p>	<p>Viewed roof covering from: Walked roof</p>	<p>Sky Light(s): None</p>
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Items

1.0 ROOF COVERINGS

Comments: Inspected
View of roof (Pictures 1 & 2).



1.0 Picture 1



1.0 Picture 2

1.1 VALLEYS

Comments: Inspected

1.2 ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

The plumbing vent is not properly installed on the roof--most of the weather flange is secured down on top of the shingles instead of the top half tucked up under the shingles (Picture 1). Someone has tried to compensate by keeping the joint tarred, but I recommend having the weather flange properly installed by a licensed roofer. *Fortunately there is no evidence of moisture penetration as seen from the attic below (Picture 2), but this could change if the caulking fails or is not aggressively maintained.*




1.2 Picture 1



1.2 Picture 2

1.3 CHIMNEYS

Comments: Inspected, Repair or Replace

-  The composite wood trim on the corners of the chimney extend all the way to the shingles. There should have been a gap between the two materials. Moisture has been wicking up the end grain and has deteriorated the bottoms of these boards (Picture 1). Repair and/or trim replacement is needed.

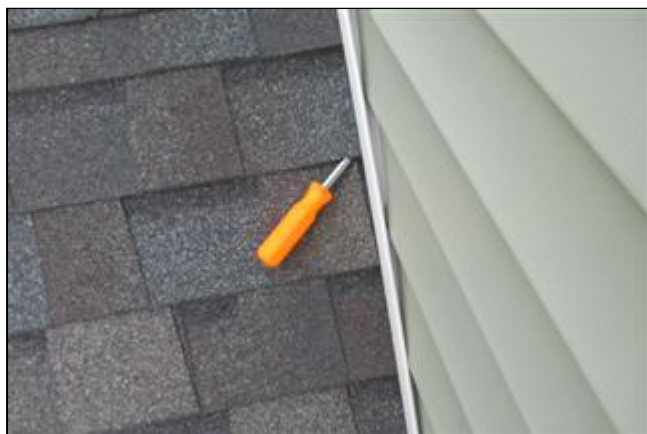


1.3 Picture 1

1.4 FLASHINGS

Comments: Inspected

The house roof has proper step-flashing at the locations where roof lines butt against vertical walls (Picture 1).




1.4 Picture 1

1.5 SKYLIGHTS

Comments: Not Present

1.6 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

 There is separation or gap present between the ground drain-line & the rain gutter at the south side of the house (Picture 1). This needs to be corrected by a qualified individual to properly channel rain water away from the house & surrounding yard/soil grades. Otherwise, erosion or foundation wall moisture penetration issues can arise. Also, the home buyer should observe (during a rain storm) the inside corner of the gutter that is by the front porch (Picture 2). It may be that the large volume of water cascades over the top of the gutter at this location, which may be the cause of the moisture listed at paragraph 5.0. If so, then provision will need to be added to contain all of the roof water shed into the gutters (likely by adding some splash guards).



1.6 Picture 1



1.6 Picture 2

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 Material:

- Vinyl
- Cultured Stone
- Cement fiber board or Hardy plank

Exterior Entry Doors:

- Steel
- Vinyl Clad Sliding Glass

Appurtenance:

- Covered entry
- Screened porch

Driveway:

- Concrete

Items

2.0 VEGETATION, GRADING, DRAINAGE AND RETAINING WALLS (With respect to their effect on the condition of the building)


Comments: Inspected

2.1 DECKS AND BALCONIES (Plus applicable railings and covers)

Comments: Not Present

2.2 DRIVEWAYS, SIDEWALKS AND PATIOS

Comments: Inspected, Repair or Replace


 There are sections of sidewalk that have settled, and trip hazards are present (Picture 1). These areas pose a potential safety hazard that should be repaired/replaced (possibly mud-jacked back to a level position) by a qualified individual.



2.2 Picture 1

2.3 PORCHES, STEPS, STOOPS (Plus applicable railings and covers)

Comments: Inspected, Repair or Replace

 The front porch has settled a little, and it was not poured with slope away from the house. The porch slants toward the house right to the spot where it meets the cultured stone and composite siding material (Pictures 1 & 2). Any time wind accompanies rainy weather, water will land on the porch and run against the siding material. This is a vulnerable point of the structure, as water can easily seep into the wall sheathing behind the siding and cause damage. This water

issue needs to be corrected, at a minimum by pro-actively maintaining a caulk joint between the concrete and siding, but possibly by tearing out the porch and re-pouring it with proper slope.

The cracked corner of the porch is probably not significant (Picture 3), since the post and concrete is resting on the foundation frost wall below.



2.3 Picture 1



2.3 Picture 2



2.3 Picture 3

2.4 WALL CLADDING, FLASHING, TRIM AND CAULKING

Comments: Inspected, Repair or Replace

- 🏠 The cultured stone at the front of the house was not installed with proper flashing methods. Some of the stone surfaces slope back toward the house, and there is no metal drip-cap flashing protecting the joint from water being able to penetrate behind the stone (Picture 1). At a minimum this intersection needs a pro-active and regular caulk application (Picture 2), but it really should have the proper drip cap flashing and/or correction of the top stone to slope away from the house. A few other siding issues include needed repair to some damaged plywood at the screened porch (Picture 3) and the need to keep the drip cap flashing lapping over the wood skirting at the rear of the house (Picture 4).



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 DOORS (Exterior)

Comments: Inspected

2.7 WINDOWS

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 (Overhead) Type:

One double door (automatic opener)

Garage Door (Overhead) Material:


Metal

Auto-opener Manufacturer:

WAYNE-DALTON

Items


3.0 GARAGE CEILINGS (Including Firewall Separation)**Comments:** Inspected**3.1 GARAGE WALLS (Including Firewall Separation)****Comments:** Inspected**3.2 GARAGE FLOOR****Comments:** Inspected, Repair or Replace

-  The back-fill soil at the south end of the garage was not properly compacted during the construction stage of the house, and the floor has cracked and settled (Picture 1). Any water or snow melt in this half of the garage will not run out the garage doors, but will puddle up against the back wall. This can possibly be corrected by a process known as mud-jacking, which typically costs only half the price of concrete replacement.



3.2 Picture 1

3.3 GARAGE SERVICE DOOR (to outside)**Comments:** Inspected, Repair or Replace

-  The garage service doors rub against each other at the top (Picture 1) and an adjustment to the hinges or side jamb is needed to allow for proper operation.




3.3 Picture 1

3.4 GARAGE OCCUPANT DOOR (entry to house)

Comments: Inspected

3.5 GARAGE OVERHEAD DOOR (S)

Comments: Inspected, Repair or Replace

-  The top panel of the garage door is damaged where the motor operator arm attaches (Picture 1). This will need repair, possibly with a replacement of the top door panel.



3.5 Picture 1

3.6 GARAGE DOOR OPERATORS (including safety reverse functions)

Comments: Inspected

The overhead garage door will reverse when met with resistance, and the electronic eye sensors properly activate the reversing mechanism when the light beam is obstructed.

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:

Drywall

Wall Material:

Drywall

Interior Doors:

Hollow core
 Raised panel
 (Mixed styles/types)

Window Types:

Casement
 Sliders

Cabinetry:

Wood

Items

4.0 CEILINGS

Comments: Inspected, Repair or Replace

There are a few cosmetic type blemishes in the drywall ceilings and walls of a few rooms. None of the areas appear to be structural in nature, but simple drywall nail pop or slight wall framing settlement that caused the drywall to crack. The home buyer will likely want to patch/repair these items prior to repainting any of the rooms.

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

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

 There is at least one interior door that rubs against the door frame and will not close properly. Cutting, sanding, or other adjustments will be necessary to the door or the door frame to correct this deficiency. Also, the metal track for the bi-fold doors leading to the mechanical room is damaged and will need to be replaced (Picture 1).



4.5 Picture 1

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: Wood Foundation	Floor Structure: Engineered floor joists	Wall Structure: House wood-framed, not visible
Columns or Piers: Supporting walls	Ceiling Structure: 2X4	Roof Structure: Engineered wood trusses
Roof-Type: Combination Gable & Hip	Method used to observe attic: Walked along some of the truss sections	Attic info: Scuttle hole (located in garage) (located in bedroom closet)

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Including the presence or absence of water penetration or abnormal condensation into the building.)

Comments: Inspected, Repair or Replace

 This house has a wood foundation system. Wood foundations are not typically considered as strong, water-proof, or long-lasting as poured concrete foundations, but they do serve adequately on soil types that are more sandy in nature. Sandy soils retain less moisture and put less pressure on foundation walls, so those types of soil are best suited for wood foundations. Fortunately, it appears this house has sandy or well-drained soils, based on the proximity of some sand/gravel pit activity and the presence of a dry sump pump in the house. There is one spot, however, where moisture penetration is present at the base of the foundation wall, and it coincides with the inside gutter location next to the front porch (see note at paragraph 1.6). I recommend taking steps to eliminate this moisture penetration, either by correcting the soil grade by the front porch and/or correcting the gutter issues.




5.0 Picture 1

5.1 WALLS (Structural)

Comments: Inspected

5.2 COLUMNS, PIERS, SUPPORTS

Comments: Inspected, Repair or Replace

-  The undergirder for the screened porch room at the southeast side of the house needs proper carriage bolts or lag screws to secure it to the support posts (Picture 1). Nails alone are not sufficient to guarantee the undergirder doesn't sag and fall away from the vertical posts, especially when those nails are pneumatically driven vs hand driven spikes. Also, whoever built the deck portion of this room did not put the undergirder in a level position. The south side of the undergirder is 1 - 2 inches higher than the north end, making the whole room and corresponding roof line non-level (Picture 2). This is not desirable, and not very correctible at this point in time.



5.2 Picture 1



5.2 Picture 2

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	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 65 Gallon
Manufacturer: BRADFORD-WHITE Ser # : CF4796557	Water Heater Age (approx): 9 Years	Water Heater Location: Basement

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: Inspected

6.2 TOILETS, SINKS, AND FAUCETTS

Comments: Inspected

6.3 SHOWERS, TUBS, AND OTHER PLUMBING FIXTURES

Comments: Inspected

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

Comments: Inspected

6.5 MAIN WATER SHUT-OFF DEVICE (Location)

Comments: Inspected

The main water shut off for this property is the dark colored knob located in the basement (Picture 1) . This is for your information.



6.5 Picture 1

6.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

6.7 MAIN FUEL SHUT OFF (Location)

Comments: Inspected

The main fuel shut off is at the gas meter outside (Picture 1).



6.7 Picture 1

6.8 SUMP PUMP

Comments: Not Inspected

I could not inspect the sump pump for proper operation because it has a sealed top (something done as part of the radon mitigation system). Fortunately the pit appears dry, but it would be a good idea to check this pit during rainy seasons or sessions, and if the pit appears active, then a back-up and alarm system should be installed for the pump.

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 Copper 220 volts	Panel capacity: 200 AMP	Panel Type: Circuit breakers
Electric Panel Manufacturer: SIEMENS	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: Inspected

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: Inspected

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: Inspected

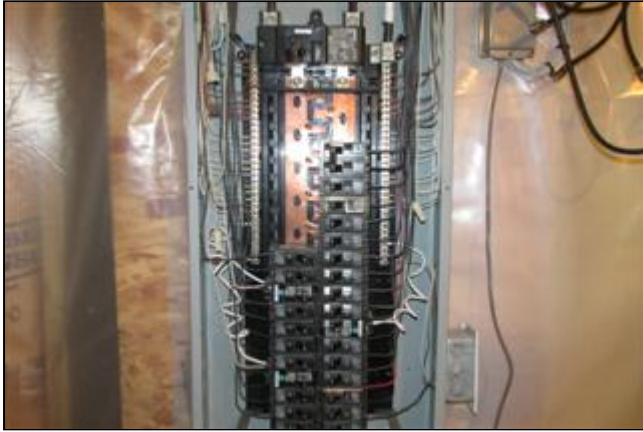
7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main electrical panel box is located in the basement (Picture 1) .




7.6 Picture 1

7.7 SMOKE DETECTORS

Comments: Inspected

7.8 CARBON MONOXIDE DETECTORS

Comments: Not Present, Repair or Replace

-  The home buyer should make sure to provide a carbon monoxide detector in a strategic place in the house at the time of occupancy. This is an important safety precaution that every home owner/occupant needs to take. Carbon monoxide detectors need to be plugged in and/or installed according to the manufacturer's specifications.

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): One
Heat System Brand: TRANE Serial # : 4304G9P7G	Heat System Age (approx): 11 years	Ductwork: Standard Metal
Filter Type: Disposable	Filter Size: 16x25	Types of Fireplaces: Solid Fuel
Operable Fireplaces: Two	Number of Woodstoves: None	Cooling Equipment Type: Central Air Conditioning
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: TRANE Serial # : 4374YND5F	Central Air Age (approx): 11 Years
Number of AC Only Units: One		

Items

8.0 HEATING EQUIPMENT

Comments: Inspected

8.1 NORMAL OPERATING CONTROLS (Heating System)

Comments: Inspected

The furnace passed a carbon monoxide test, conducted with a UEI CO91 tester (Picture 1).



8.1 Picture 1

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: Inspected

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

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

Comments: Inspected

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

8.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

8.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

8.9 NORMAL OPERATING CONTROLS (Air Conditioning)

Comments: Inspected

The air conditioning unit operated satisfactory, with the cooling temperature differential falling between the the 14 - 22 degree parameters of normalcy. This unit had a temperature differential of approximately 17 degrees.

8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

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:

Blown
R-30 or better
8 - 10 inches

Ventilation:

Ridge vents
Soffit Vents

Exhaust Fans:

Fan only

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Foil

Floor System Insulation:

Missing (exterior rim joist cavities)

Items

9.0 INSULATION IN ATTIC

Comments: Inspected


View of attic insulation (Picture 1).



9.0 Picture 1

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Inspected, Repair or Replace

 There is no insulation in the basement between the floor joists along the exterior walls (Picture 1). This should be corrected to conserve energy.



9.1 Picture 1

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)


Comments: Not Present

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, Repair or Replace

-  The dryer vent pipe material in this house is not an approved or recommended type (Picture 1). Flexible aluminum foil vent pipes are not safe and this one needs to be replaced with a smooth, rigid metal vent pipe. *Note: Some manufacturing specifications (shown on the retail carton) list the material as suitable for dryer vent applications. However, the ICC (International Code Council) only approves smooth, rigid metal vent pipes, and the UL (Underwriters Laboratories) only approves smooth rigid metal OR flexible aluminum vent pipe as acceptable.*



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: IN SINKERATOR	Exhaust/Range Hood: RE-CIRCULATE (built into Microwave)
Range/Oven: GENERAL ELECTRIC	Range/Oven Power Source: Gas Connection	Built in Microwave: GENERAL ELECTRIC
Trash Compactors: NONE	Refrigerator: GENERAL ELECTRIC	

Items

10.0 DISHWASHER

Comments: Inspected

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, Repair or Replace

 The garbage disposer under the kitchen sink is missing a romex connector (anti-strain device) right where the wire enters the bottom of the unit (Picture 1). This is an important concern, since the vibration of the disposal can cause the wire sheathing to rub against the sharp metal edges. A licensed electrician needs to make the appropriate repairs.



10.4 Picture 1

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

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.

11. Additional Services With Inspection

Items

11.0 Termite Inspection

Comments: Not Inspected

The purchase agreement for this property requires seller to obtain and pay for a termite inspection. Therefore Firm Foundation Home Inspection is NOT conducting a termite inspection on this property, and the home buyer will want to view the termite inspection report provided by the seller. *Note: We would of course report on any damage that would be discovered from termite activity in this house, since this relates to the structural aspect of our inspection. No visual termite damage was observed in this house.*

11.1 Radon Test

Comments: Inspected

The home buyer has requested a radon test for the property. Firm Foundation Home Inspection uses a continuous radon monitor (Sun Nuclear) and conducts the test for at least 48 hours. The location of the test is in the lowest living space of the house. The results of the test at this property indicate that radon levels in this home are BELOW the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). Since radon levels can vary significantly from season to season it is advisable to conduct at least one short-term test during the winter heating season, if you have not done so already. The EPA recommends retesting if your living patterns change and you begin occupying a lower level of your home, such as a basement.

RADON TEST RESULTS (measured in pCi/L): 0.4 (Picture 1).

Note: This house has a radon mitigation system in place. The system is apparently working, as a reading of only 0.4 is quite low for an indoor environment in Michigan. The outdoor environment in Michigan usually contains at least 0.4 picocuries of radon during normal conditions, and radon is almost always higher in houses due to the stack effect of heat rising, and the tendency for homes to be depressurized compared to the outside environment.



11.1 Picture 1

General Summary



Firm Foundation Home Inspection, LLC

6169 Morse Lake Ave
Alto, MI 49302
(616) 260-0779 office

Customer
Home Buyer


Address
123 Sample Street
Sample MI 49999

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing


1.2 ROOF PENETRATIONS

Inspected, Repair or Replace

-  The plumbing vent is not properly installed on the roof--most of the weather flange is secured down on top of the shingles instead of the top half tucked up under the shingles (Picture 1). Someone has tried to compensate by keeping the joint tarred, but I recommend having the weather flange properly installed by a licensed roofer. *Fortunately there is no evidence of moisture penetration as seen from the attic below (Picture 2), but this could change if the caulking fails or is not aggressively maintained.*


1.3 CHIMNEYS

Inspected, Repair or Replace

-  The composite wood trim on the corners of the chimney extend all the way to the shingles. There should have been a gap between the two materials. Moisture has been wicking up the end grain and has deteriorated the bottoms of these boards (Picture 1). Repair and/or trim replacement is needed.

1.6 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

-  There is separation or gap present between the ground drain-line & the rain gutter at the south side of the house (Picture 1). This needs to be corrected by a qualified individual to properly channel rain water away from the house & surrounding yard/soil grades. Otherwise, erosion or foundation wall moisture penetration issues can arise. Also, the home buyer should observe (during a rain storm) the inside corner of the gutter that is by the front porch (Picture 2). It may be that the large volume of water cascades over the top of the gutter at this location, which may

1. Roofing

be the cause of the moisture listed at paragraph 5.0. If so, then provision will need to be added to contain all of the roof water shed into the gutters (likely by adding some splash guards).

2. Exterior

2.2 DRIVEWAYS, SIDEWALKS AND PATIOS

Inspected, Repair or Replace



There are sections of sidewalk that have settled, and trip hazards are present (Picture 1). These areas pose a potential safety hazard that should be repaired/replaced (possibly mud-jacked back to a level position) by a qualified individual.

2.3 PORCHES, STEPS, STOOPS (Plus applicable railings and covers)

Inspected, Repair or Replace



The front porch has settled a little, and it was not poured with slope away from the house. The porch slants toward the house right to the spot where it meets the cultured stone and composite siding material (Pictures 1 & 2). Any time wind accompanies rainy weather, water will land on the porch and run against the siding material. This is a vulnerable point of the structure, as water can easily seep into the wall sheathing behind the siding and cause damage. This water issue needs to be corrected, at a minimum by pro-actively maintaining a caulk joint between the concrete and siding, but possibly by tearing out the porch and re-pouring it with proper slope.

The cracked corner of the porch is probably not significant (Picture 3), since the post and concrete is resting on the foundation frost wall below.

2.4 WALL CLADDING, FLASHING, TRIM AND CAULKING

Inspected, Repair or Replace



The cultured stone at the front of the house was not installed with proper flashing methods. Some of the stone surfaces slope back toward the house, and there is no metal drip-cap flashing protecting the joint from water being able to penetrate behind the stone (Picture 1). At a minimum this intersection needs a pro-active and regular caulk application (Picture 2), but it really should have the proper drip cap flashing and/or correction of the top stone to slope away from the house. A few other siding issues include needed repair to some damaged plywood at the screened porch (Picture 3) and the need to keep the drip cap flashing lapping over the wood skirting at the rear of the house (Picture 4).

3. Garage

3.2 GARAGE FLOOR

Inspected, Repair or Replace



The back-fill soil at the south end of the garage was not properly compacted during the construction stage of the house, and the floor has cracked and settled (Picture 1). Any water or snow melt in this half of the garage will not run out the garage doors, but will puddle up against the back wall. This can possibly be corrected by a process known as mud-jacking, which typically costs only half the price of concrete replacement.

3.3 GARAGE SERVICE DOOR (to outside)

Inspected, Repair or Replace



The garage service doors rub against each other at the top (Picture 1) and an adjustment to the hinges or side jamb is needed to allow for proper operation.

3.5 GARAGE OVERHEAD DOOR (S)

Inspected, Repair or Replace



The top panel of the garage door is damaged where the motor operator arm attaches (Picture 1). This will need repair, possibly with a replacement of the top door panel.

4. Interiors

4.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace



There is at least one interior door that rubs against the door frame and will not close properly. Cutting, sanding, or other adjustments will be necessary to the door or the door frame to correct this deficiency. Also, the metal track for the bi-fold doors leading to the mechanical room is damaged and will need to be replaced (Picture 1).

5. Structural Components

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Including the presence or absence of water penetration or abnormal condensation into the building.)

Inspected, Repair or Replace



This house has a wood foundation system. Wood foundations are not typically considered as strong, water-proof, or long-lasting as poured concrete foundations, but they do serve adequately on soil types that are more sandy in nature. Sandy soils retain less moisture and put less pressure on foundation walls, so those types of soil are best suited for wood foundations. Fortunately, it appears this house has sandy or well-drained soils, based on the proximity of some sand/gravel pit activity and the presence of a dry sump pump in the house. There is one spot, however, where moisture penetration is present at the base of the foundation wall, and it coincides with the inside gutter location next to the front porch (see note at paragraph 1.6). I recommend taking steps to eliminate this moisture penetration, either by correcting the soil grade by the front porch and/or correcting the gutter issues.

5.2 COLUMNS, PIERS, SUPPORTS

Inspected, Repair or Replace



The undergirder for the screened porch room at the southeast side of the house needs proper carriage bolts or lag screws to secure it to the support posts (Picture 1). Nails alone are not sufficient to guarantee the undergirder doesn't sag and fall away from the vertical posts, especially when those nails are pneumatically driven vs hand driven spikes. Also, whoever built the deck portion of this room did not put the undergirder in a level position. The south side of the undergirder is 1 - 2 inches higher than the north end, making the whole room and corresponding roof line non-level (Picture 2). This is not desirable, and not very correctible at this point in time.

7. Electrical System

7.8 CARBON MONOXIDE DETECTORS

Not Present, Repair or Replace



The home buyer should make sure to provide a carbon monoxide detector in a strategic place in the house at the time of occupancy. This is an important safety precaution that every home owner/occupant needs to take. Carbon monoxide detectors need to be plugged in and/or installed according to the manufacturer's specifications.

9. Insulation and Ventilation

9.1 INSULATION UNDER FLOOR SYSTEM

Inspected, Repair or Replace



There is no insulation in the basement between the floor joists along the exterior walls (Picture 1). This should be corrected to conserve energy.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace



The dryer vent pipe material in this house is not an approved or recommended type (Picture 1). Flexible aluminum foil vent pipes are not safe and this one needs to be replaced with a smooth, rigid metal vent pipe. *Note: Some manufacturing specifications (shown on the retail carton) list the material as suitable for dryer vent applications.*

9. Insulation and Ventilation

However, the ICC (International Code Council) only approves smooth, rigid metal vent pipes, and the UL (Underwriters Laboratories) only approves smooth rigid metal OR flexible aluminum vent pipe as acceptable.

10. Built-In Kitchen Appliances

10.4 FOOD WASTE DISPOSER

Inspected, Repair or Replace



The garbage disposer under the kitchen sink is missing a romex connector (anti-strain device) right where the wire enters the bottom of the unit (Picture 1). This is an important concern, since the vibration of the disposal can cause the wire sheathing to rub against the sharp metal edges. A licensed electrician needs to make the appropriate repairs.

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; 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; Since 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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To William J Moss



INVOICE

Firm Foundation Home Inspection, LLC
 6169 Morse Lake Ave
 Alto, MI 49302
 (616) 260-0779 office
 Inspected By: William J Moss

Inspection Date: 9/9/2015
 Report ID:

Customer Info:	Inspection Property:
Home Buyer	123 Sample Street Sample MI 49999
Customer's Real Estate Professional: Buyer's Agent	

Inspection Fee:

Service	Price	Amount	Sub-Total
Whole House Inspection	350.00	1	350.00
Radon Test	125.00	1	125.00
			Tax \$0.00
			Total Price \$475.00

Payment Method: Paid with personal check number: 9999

Payment Status: Paid At Time Of Inspection

Note: Paid

Inspection Contract Agreement

THIS AGREEMENT is made and entered into by and between Bill Moss, referred to as "*Inspector*", and Home Buyer, referred to as "*Client*". In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The Client will pay the sum of 475.00 dollars for the inspection of the "Property", being the residence, and garage or carport, if applicable, located at 123 Sample Street Sample, MI 49999.
2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.
3. The parties agree that the "Standards of Practice" (the "Standards") shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. If the State/Province where the inspection is performed imposes more stringent standards or administrative rule, then those standards shall define the standard of duty and the conditions, limitations, and exclusions of the inspection. If no state regulations apply, this report adheres to the NAHI Standards, which is available upon request.
4. The parties agree and understand that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement are done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM.
6. If the client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.
7. This Agreement, including the terms and conditions on the following page (page 2), represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Michigan, and if that state's laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.
8. DISPUTE RESOLUTION - ARBITRATION CLAUSE: 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 the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systemes, INC. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof. NOTICE: YOU AND WE HAVE A RIGHT OR

OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DIPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

CLIENT INITIALS (having read & received page 1 of this agreement): _____

Inspection Contract Agreement (page 2, continued from page 1)

I (the Client) have read, understand and agree to all the terms and conditions of this Agreement (page 1 AND page 2) and agree to pay the fee shown above, as hereby acknowledged:

Client Signature: _____ Date: _____

Inspector Signature: _____ Date: _____

ADDITIONAL TERMS, CONDITIONS AND LIMITATIONS

1. Systems, items, and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems; household appliances; humidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; pool/spa water purification systems (ozone generator/saltwater, etc); underground storage tanks, energy efficiency measurements; motion or photo-electric sensor lighting; concealed or private secured systems; water wells; all overflow drains; heating system's accessories; solar heating systems; heat exchangers; sprinkling systems; water softener or purification systems; central vacuum systems, telephone, intercom or cable TV systems; antennae, lightning arrestors, load controllers; trees or plants; governing codes, ordinances, statutes and covenants; and manufacturer specifications, recalls, and EIFS. Client understands that these systems, items and conditions are excepted from this inspection. Any general comments about these systems, items and conditions of the written report are informal only and DO NOT represent an inspection.

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

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

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

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

6. Exclusions of systems normally inspected: _____

Client Street Address (current):

Client City/State/Zip (current): ,

Client Real Estate Agent: _____

Client Agrees to release report to his/her REALTOR or AGENT: **YES CLIENT INITIALS:** _____

Firm Foundation Home Inspection, LLC MUST RECEIVE A COPY OF THIS AGREEMENT SIGNED BY THE CLIENT BEFORE THE INSPECTION CAN BEGIN. Our Fax Number is (616) 868-6057.