

**CERTIFIED
INSPECTION REPORT**

Inspector: _____ **Date:** _____ **Weather:** _____ **No.** _____

Client: _____ **Temp:** _____ **Time In:** _____ **Time Out:** _____

**Property
Address:** _____

NOT INSPECTED	NEEDS IMMEDIATE REPAIR OR REPLACE	PERFORMING INTENDED FUNCTION
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NOTE: THIS REPORT CANNOT AND DOES NOT REPRESENT THE OPERATION OR CONDITION OF ANY ITEMS AFTER THE DATE AND TIME OF THIS INSPECTION.

THIS REPORT IS THE RESULT OF A VISUAL INSPECTION ONLY.

KITCHEN/APPLIANCES

			DISHWASHER Mfg.
			RANGE/OVEN Mfg. Type: <input type="checkbox"/> Built-In <input type="checkbox"/> Free Stand Fuel: <input type="checkbox"/> Gas <input type="checkbox"/> Electric
			VENTHOOD Mfg. Type: <input type="checkbox"/> Recirculating <input type="checkbox"/> Vented
			KITCHEN SINK Countertop Type: <input type="checkbox"/> Laminate <input type="checkbox"/> Ceramic <input type="checkbox"/> Composite <input type="checkbox"/> Other
			DISPOSAL Mfg.
			CABINETS
			Manual test only. Recommend at least one smoke detector per floor.
			SMOKE DETECTORS

PLUMBING (Exposed) Type: Copper Galvanized PVC Polybutylene Other

			BATH SINKS No. ___ Countertop Type: <input type="checkbox"/> Laminate <input type="checkbox"/> Marbleite <input type="checkbox"/> Composite <input type="checkbox"/> Other
			BATH TUBS No. ___ Type: <input type="checkbox"/> Metal <input type="checkbox"/> Fiberglass <input type="checkbox"/> Other
			SHOWERS No. ___
			COMMODES No. ___ Dated: _____
			Inspection requires filling with several gallons of water.
			WHIRLPOOL/JET TUB Motor accessible? <input type="checkbox"/> Yes <input type="checkbox"/> No
			UTILITY/LAUNDRY <input type="checkbox"/> Washer hookups <input type="checkbox"/> Drain <input type="checkbox"/> Dryer vent <input type="checkbox"/> Dryer plug
			WATER HEATER <input type="checkbox"/> Gas <input type="checkbox"/> Electric Capacity: ___ Gal.
			OUTSIDE FAUCETS Location: <input type="checkbox"/> Front <input type="checkbox"/> Rear <input type="checkbox"/> Side

We recommend that buyer determine whether property is on septic or sewer system.

NOTICE: SEE PAGE 5 FOR IMPORTANT INFORMATION REGARDING SCOPE OF THIS REPORT.

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WINDOWS AND DOORS

			WINDOWS/SCREENS. Type: <input type="checkbox"/> Double Hung <input type="checkbox"/> Single Hung <input type="checkbox"/> Sliding <input type="checkbox"/> Other
			DOORS Type: <input type="checkbox"/> Solid Core <input type="checkbox"/> Hollow Core
			DOOR BELL

FIREPLACE Yes No Number: Prefabricated Masonry

			GAS STARTER
			DAMPER (Draft not checked)
			FIRE BOX BRICK
			LINTEL
			Recommend chimneys be cleaned annually for safety purposes
			CHIMNEY

ATTIC How Inspected: Entered From opening Partially accessible Not accessible

			INSULATION. Type: <input type="checkbox"/> Blown <input type="checkbox"/> Batt <input type="checkbox"/> Other
			ROOF INTERIOR Water Stains <input type="checkbox"/> Yes <input type="checkbox"/> No
			ROOF VENTS Type: <input type="checkbox"/> Eave <input type="checkbox"/> Ridge <input type="checkbox"/> Off Ridge <input type="checkbox"/> Gable <input type="checkbox"/> Power <input type="checkbox"/> Other

ELECTRICAL Circuit Breakers Fuse Amp

			We do not check exterior landscape lighting.
			SWITCHES AND FIXTURES
			We only check accessible interior and exterior outlets.
			OUTLETS
			EXHAUST FANS
			WHOLE HOUSE FAN

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HEATING Type: Gas Electric Central Heat Pump Other

			Note: We do not operate heating systems when outside temperature is over 80°F.
			BLOWER/FAN
			CONTROLS
			PILOT / ELECTRONIC IGNITION
			DUCTS

AIR CONDITIONING Type: Electric Central Heat Pump Zoned

			Note: We do not operate air conditioning systems when outside temperature is below 60°F.
			CONDENSER/COMPRESSOR
			EVAPORATOR COIL AND FAN
			CONDENSATE DRAIN
			AUXILIARY CONDENSATE DRAIN
			AIR FLOW

DECK/PATIO/PORCH

			DECK	Anchored: <input type="checkbox"/> Bolted <input type="checkbox"/> Nailed <input type="checkbox"/> Other _____
			PORCH	
			PATIO	

EXTERIOR

			EXTERIOR	Type: <input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Siding Type _____ <input type="checkbox"/> Other
			EXTERIOR SERVICE DROP	Underground: <input type="checkbox"/> Yes <input type="checkbox"/> No
			FOUNDATION	Note: All slabs have nonstructural hairline cracks. These are not noted. Type: <input type="checkbox"/> Crawl Space <input type="checkbox"/> Slab <input type="checkbox"/> Basement
			SPRINKLER SYSTEM	Manual test only.
			WATER DRAINAGE	Foundation area

This home inspection is performed in accordance with the Standards of Practice of American Inspectors Society and is an examination of the mechanical and physical components of real property identified on page 1 of this report as they exist at the time of the inspection through visual means and operation of normal user controls. The home inspector does not necessarily possess licenses authorizing the rendering of detailed opinions regarding all of the systems, structures, and components of a building.

What We Do:

1. We perform a visual inspection in a good and workmanlike manner.
2. We tell you whether each item we inspect is performing the function for which it was intended or is in need of immediate repair.
3. We will explain what we saw about each item.

What We Do Not Do:

1. We do not make guarantees, representations or insure the performance or condition of any item after the date and time of this inspection. Please remember that almost every component in any house, except new construction, is in used condition and has ordinary wear and tear.
2. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, floor or wall coverings, or other furnishings. We do not inspect septic tanks, buried pipes or wiring. We cannot see items covered by walls or flooring. Repairs, painting or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the owner about repairs, covered up items or previous problems.
3. We do not inspect for formaldehyde, mold, lead, radon or other environmental hazards.
4. We do not inspect for building codes, soil analysis, gas leaks, adequacy of design, capacity, efficiency, size, value, flood plain, pollution or habitability. Please remember that older houses do not meet the same standard as newer houses even though items in both might be performing functions for which they are intended.
5. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we report that an item is not performing its intended function or needs repair, we urge you to have that item examined by a specialist before purchasing the property. We do not give estimates of the cost to repair any item.

What the Client Must Do:

1. Client must notify us in writing of any complaints regarding our inspection within seven (7) days after receipt of our report.
2. If we report that an item is in need of immediate repair or is not performing its intended function and Client intends to purchase the property anyway, we recommend that Client have that item examined by a specialist.
3. It is agreed by all parties that, to the extent allowed by law, any damages for breach of this contract are limited to the amount of the inspection fee.
4. If Client sues on this contract but does not prevail, Client agrees to pay our reasonable attorney fees.
5. Client acknowledges that the inspector has not made any oral representations that differ from or modify what is written in this report.
6. Client must not allow anyone else to use or rely on this report.

Inspection Fee of \$ _____ was paid by Cash Check Other _____

Client signature

Inspector signature

NOTE: THE INSPECTION WHICH RESULTED IN THIS REPORT WAS PERFORMED FOR THE CLIENT NAMED ON PAGE 1 OF THIS REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY.