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Confidential Report Prepared for:
Bob and Betty Buyer:
1234 Sunshine Street
Pleasantville, ID-WA 12345

Deficient Summary

This Summary Report is intended to provide a convenient and cursory preview of the conditions and components that we have identified within our report as items of interest and/or needing service. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Site & Grounds:

1. **Driveway:** CONCRETE>> Moderate cracking observed, patch, seal.

Building Exterior Surface and Components

2. **Exterior Lighting:** A number of the exterior light fixtures are loose, which can allow moisture intrusion, Possibly causing electrical wire shorting, fire damage, not to mention possible life, health safety.
COURTESY; As a courtesy, your home inspector corrected condition at no additional charge, regular maintenance is suggested

Bathroom

3. **MASTER BATHROOM Bathroom Sink/Basin:** PORCELIN>> The overflow drain is plugged and caution should be used when filling basin
4. **MASTER BATHROOM Bathroom Toilets:** American Standard, 1 1/2 Gallon Tank>> The toilet is loose at the floor and should be tightened, (the wax seal may need replacing). There may be hidden damage and should be investigated/corrected.

Crawl Space

5. **Crawl Space Ventilation:** PERIMETER VENTS>> We observed that a number of the crawlspace vents are closed. Closed vents can promotes condensation which can promote mold conditions. Close in winter, and open in the summer.

Heating System

6. **Heating System Blower Box::** LOWER UNIT>> The filter, blower box and area is dirty, recommend cleaning.

Kitchen

7. **Kitchen Garbage Disposal:** IN-SINKERATOR>> The clamp is loose/missing where the electric power cord enters the housing and helps to prevent pulling a live hot wire out by accident.

Plumbing

8. **Water Heater TPR Valve/Discharge Pipe:** The TPR, Temperature Pressure Relief Valve discharge pipe is missing, correct for safety,

Roof

9. **Chimney Chimney:** Metal pipe, Framed>> The composite wood siding has deteriorated. Recommend correcting.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection as things can change.

I	Inspected	Item Inspected
NI	Not Inspected	If an item is present in the property but is not inspected, the "NI" column will be checked.
NP	Not Present	Item is not present and not inspected
D	Deficient	Item is not fully functional and requires evaluation, repair, servicing or replacement.

General Information

Property Information

Property Address 1234 Sunshine Street
City Pleasantville **State** ID-WA **Zip** 12345
Contact Name Ima Goodagent, Best Real Estate Company
Phone 123-345-5678 **Fax** 123-345-5666

Client Information

Client Name Happy Homeowner
Client Address 1234 Movedfrom Street
City Movedfromville **State** ID-WA **Zip** 112233
Phone 123-345-5678 **Fax** 123-345-5698
E-Mail HappyHomeowner@Happy.com

Inspection Company

Inspector Name Vince Vargas
Company Name VIP Home Inspections
Address P. O. Box 1237
City Hayden **State** ID **Zip** 83835
Phone 208-772-3145 **Fax** 208-772-5681
E-Mail Vince@VargasInspections.com
File Number 110314
Amount Received \$300

Conditions

Others Present Buyer **Property Occupied** Yes
Estimated Age 2001 **Entrance Faces** North
Inspection Date 11/03/2014
Start Time 1 pm **End Time** 4 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 60s
Weather Partly cloudy **Soil Conditions** Damp
Space Below Grade Crawl Space
Building Type Single Family Dwelling **Garage** Attached, 3 Car
Sewage Disposal City **How Verified** Owner
Water Source City **How Verified** Seller
Additions/Modifications None
Permits Obtained N/A **How Verified** Visual

Site & Grounds:

Our inspection of the site and grounds includes a visual examination of grading, drainage (within two to five feet of the building), walkways, driveways, patios, connected to or directly adjacent the structure. These items were examined for excessive or unusual wear and general state of repair. Geological evaluations and the determination of soils stability are outside the scope on this inspection.

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I NINP D

1. **Driveway: CONCRETE**>> Moderate cracking observed, patch, seal.
2. **Fences: Vinyl**>> Inspection of the fences is not within the scope of a standard property inspection. However, if inspection of the fencing is desired, it can be performed upon request, an additional fee may be applicable.
3. **Grading:** Grading could be improved in a number of the visible areas to be more consistent with industry standards, which would benefit the foundation, settlement, drainage.
4. **Patio: CONCRETE**>> Settlement noted at the LR, patch, seal.
5. **Sprinkler System:** Not Present, Not Inspected
6. **Walks: CONCRETE**>> Minor cracking patch seal with regular maintenance,
7. **Gen Comm/Site** This inspection is not intended to be a punch list of minor cosmetic repairs and we made no attempt to list all cosmetic flaws but we do suggest attention to items relating to function and safety.

Building Exterior Surface and Components

Because this is a condominium inspection, we do not normally evaluate or report on the roof, the foundation, grading and drainage, or components beyond the unit, the maintenance of which are the responsibility of the association. Be sure to check with the HOA before taking corrective action on any of the above items.

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I NINP D

Exterior Surface

1. **Type: Vinyl**>> The Vinyl siding is in adequate condition for its age, except as noted, and with regular maintenance it should last a long time.
2. **Trim: Vinyl**
3. **Doors/Entry: French Double Doors**
4. **Door/Patio: Vinyl Sliding**
5. **Exterior Lighting:** A number of the exterior light fixtures are loose, which can allow moisture intrusion, Possibly causing electrical wire shorting, fire damage, not to mention possible life, health safety.
COURTESY; As a courtesy, your home inspector corrected condition at no additional charge, regular maintenance is suggested
6. **Exterior Electric Outlets: 110 VAC GFCI**
7. **Fascia: Wood**
8. **Gas Meter: EXTERIOR**
9. **Gas Main Valve: LOCATED at GAS METER**
10. **Hose Bibs:**
11. **Soffits: Wood**
12. **Windows: Vinyl Double Hung**

Attic

In accordance with our Standards of Practice, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, piping, or in which the insulation obscures the ceiling joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

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I NINP D

Attic

1. **Method of Inspection:** Entered

2. **Insulation Depth:** Cellulose, Blown-in>> Flashlight shown is 13" in length.



3. **Roof Framing:** 2 X Wood Truss>> The visible portions of the roof framing are in adequate condition, except as noted.



4. **Sheathing:** OSB, Oriented Strand Board

5. **Ventilation:** Roof Vents, and, Eave, Vents

Bathroom

Our inspection of the bathrooms includes a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water damage, deterioration to floors and walls, proper function of components, active leakage, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Fixtures are tested using normal operating features and controls. Vent fans are tested and their ductwork examined where visible.

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I NINPD

MASTER BATHROOM Bathroom

- 1. **Ceiling:** SHEET ROCK
- 2. **Counter/Cabinet:** Laminate and wood
- 3. **Floor:** Vinyl floor covering
- 4. **Doors:**
- 5. **Windows:** Double Pane
- 6. **Outlets:** 110 VAC GFCI
- 7. **Faucets/Traps:** Delta fixtures with a PVC trap
- 8. **Sink/Basin:** PORCELIN>> The overflow drain is plugged and caution should be used when filling basin



- 9. **Safety Glass:** Safety glass is now recommended, (newer construction), in certain locations because it is harder to break and less likely to cause injury if broken. These locations include most door glass, glass adjacent to doors, enclosures for showers, bathtubs, all bathtub/shower windows less than 60" above the floor, most large windows, all windows within 18" of the floor and windows at stairwell landings. We suggest upgrading whenever additional remodeling is done or as needed for safety.
- 10. **Shower/Surround:** Fiberglass Pan/Surround
- 11. **Toilets:** American Standard, 1 1/2 Gallon Tank>> The toilet is loose at the floor and should be tightened, (the wax seal may need replacing). There may be hidden damage and should be investigated/corrected.
- 12. **Ventilation:** Overhead Ventilation Fan

Crawl Space

In accordance with our standards, SOPs, we do not attempt to enter Crawlspace that have less than 12" of clearance below the lowest beam/floorjoist, are restricted by ducts, piping, muddy, moist, standing water or anything that thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point.

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I NINP D

Crawl Space

- 1. Method of Inspection: ENTERED CRAWL SPACE
- 2. Access/Location: Master Bedroom, Closet Floor
- 3. Electrical: 120 VAC
- 4. Framing: 2 X I-Joists
- 5. Insulation: Rolled Fiberglass at Perimeter Walls



- 6. Moisture Penetration: No moisture present at time of inspection
- 7. Vapor Barrier: Visqueen>> The soil is covered with a vapor barrier, (plastic sheeting), in order to reduce ambient humidity in the crawlspace. This is beneficial and is required in most jurisdictions.



- 8. Ventilation: PERIMETER VENTS>> We observed that a number of the crawlspace vents are closed. Closed vents can promotes condensation which can promote mold conditions. Close in winter, and open in the summer.

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuit wiring, electrical power panels, overcurrent protection devices, light fixtures, switches and receptacles. Service equipment, proper wiring methods, grounding, bonding and overcurrent protection are focal points. We inspected for adverse conditions such as improper installation of aluminum wiring, lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reversed polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length or wire. Performing load calculations or determining the adequacy of the electrical system is outside the scope of this inspection. Telephone, video, audio, security system and other low voltage wiring was not included in this inspection unless specifically noted. We recommend you have the seller or a qualified specialist demonstrate the serviceability of these systems to you.

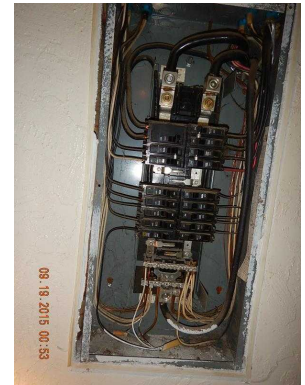
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I NINP D

- 1. **Service Size Amps:** 200 AMPS **Volts:** 120-240 VAC
- 2. **Service:** UNDER GROUND LATERAL>> The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.
- 3. **Conductor Type:** Copper, Romex
- 4. **GFCI Circuits:** We did not observe any defective GFIs
- 5. **Ground:** Ground Rod>> We could not visually confirm grounding of electrical system. It may be in a location that is not visible. Testing various outlets, it our opinion that the grounding system is adequate, except as noted.

Electric Panel

- 6. **Power Panel Observations:** CUTLER HAMMER>> Power panel and its components have no visible deficiencies.



- 7. **Maximum Capacity:** 200 AMP
- 8. **Main Breaker Size:** 200 AMP
- 9. **Breakers:** Copper
- 10. **AFCI:** AFCI, Arc Fault Circuit Interrupter, is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing by de-energizing the circuit. Most commonly installed in bedroom circuits, (so far), of newer construction. Recommend testing yearly at least.
- 11. **Smoke Detectors:** We use canned smoke to test all the smoke detectors. We are only required to note the presence or absence of smoke detectors. Smoke testing is above and beyond the minimum inspection standards but your safety is our utmost concern. We recommend upgrading the locations, if needed, testing monthly and change batteries bi-annually.
- 12. **CO2 Detectors:** This house doesn't have any CO2 Detectors. They are not required and you are not required to update the house to include them. However, you may want to consider upgrading.

Electric Panel

Environmental:

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Fireplace/Wood Stove

We evaluate chimneys and their components in accordance with state or industry standards. There are a wide variety of chimneys, which represent an even wider variety of interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. However, significant areas of all chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow.

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I NINP D

LIVING ROOM Fireplace

- 1. **Fireplace Construction:** Masonry>> These units should be professionally serviced at least every two years, ask and act accordingly before using.
- 2. **Type:** Wood Burning
- 3. **Damper:** Metal
- 4. **Hearth:** Masonry

Garage/Carport

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or side walls. This is a common with garages that are below grade, and some side walls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

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I NINP D

Garage

- 1. **Type of Structure:** Attached **Car Spaces:** TWO
- 2. **Garage Door Opener:** Craftsman>> Garage door infrared sensors are not working/aligned properly and the safety reverse did not function. A qualified contractor is recommended to evaluate and estimate repairs as may be needed.
- 3. **Electrical:** 120 VAC GFCI
- 4. **Fire Door:** Metal Fire Rated
- 5. **Fire Wall:** SHEETROCK

Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible equipment, thermostat, safety controls, venting and the means of distribution. Our inspection of a system includes activating it via the thermostat and a visual examination of the accessible components listed below. These items are examined for excessive or unusual wear and general state of repair. Modern furnace heat exchangers are inaccessible by design, which would require significant dismantling of the furnace to be evaluated. Our inspection does not include disassembly of the furnace, therefore heat exchangers are not included in the scope of this inspection. To obtain maximum efficiency and reliability from your heating and cooling system, we recommend annual servicing and inspection by a qualified technician.

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Heating System

- 1. **Heating System Observations:** Responded to Normal User Controls
- 2. **Manufacturer:** CARRIER:
- 3. **Type:** FORCED AIR **Capacity:** 100K BTUs
- 4. **Area Served:** Whole house **Approximate Age:** 2004, Per Data Plate
- 5. **Fuel Type:** Natural Gas
- 6. **Blower Box::** LOWER UNIT>> The filter, blower box and area is dirty, recommend cleaning.



- 7. **Exhaust Heat Flue:** Metal, Double Wall>> Checked with a Tif 8800, gas detector for exhaust gas leakage, similar to the ones used by the local utility company's leak detection team.
- 8. **Filter:** Disposable Type, Located At:, Return Plenum
- 9. **Fire Box-Heat Exchanger:** Heat Exchangers are inaccessible by design, which would require significant dismantling to be evaluated. A standard home inspection does not include disassembly of the furnace, therefore heat exchangers are not included in the scope of this inspection.
- 10. **Gas Connection:** FLEX
- 11. **Gas Shut-off Valve:** PRESENT

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

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I NINP D

Kitchen

1. **Range: GAS**
2. **Cabinets: Wood**
3. **Counter Tops: Laminate**
4. **Dishwasher: General Electric**>> The dishwasher is functional and responds to user controls.
5. **Electrical: 120 VAC GFCI**
6. **Exhaust Fan: AT MICROWAVE**>> The kitchen exhaust fan re-circulates the air through a filter and does not vent to the exterior, which is acceptable. Depending on your style of cooking, you may want to change this or open a window.
7. **Floor: Vinyl floor covering**
8. **Garbage Disposal: IN-SINKERATOR**>> The clamp is loose/missing where the electric power cord enters the housing and helps to prevent pulling a live hot wire out by accident.
9. **Microwave: Functional at the time of the inspection, but we did not test for leakage, which would require a specialized instrument**
10. **Sink: Stainless Steel**

Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the interior/domestic water supply lines, water heater, drain, waste and vent lines, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems or private, (septic), waste disposal systems unless specifically noted. Review of these systems should be performed by qualified specialists prior to the close of escrow.

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I NINP D

1. **Clean Outs: EXTERIOR, FRONT**
2. **Drain Pipes: ABS**>> Based on industry recommended water tests, the drain pipes are functional at this time.
3. **Gas Meter: EXTERIOR, L/S**
4. **Gas Main Valve: At meter**
5. **Gas Service Lines: STEEL, Insulflex**>> The visible portions of the gas pipes appear to be in acceptable condition. No evidence of leakage was observed at any of the exposed gas piping. Pressure testing may reveal leaks but this procedure would be considered beyond the scope of this inspection.
6. **Plumbing Vent Pipes: ABS**

Plumbing (Continued)

- 7. **Water Lines:** COPPER, PEX>> The visible water piping is in adequate condition, except as noted.
 - 8. **Water Main Valve:** Located in the, Wall Compartment, Laundry Room
- Water Heater**
- 9. **Water Heater Observations:** Responded to normal user controls
 - 10. **Manufacturer:** American
 - 11. **Type:** NATURAL GAS **Capacity:** 50 GALLONS
 - 12. **Approximate Age:** 2004, Per Data Plate **Area Served:** Whole house
 - 13. **Base/Platform:** WOOD
 - 14. **Drain Pan:** Metal
 - 15. **Exhaust Heat Flue:** Metal, Double Wall>> Checked with a Tif 8800, gas detector for exhaust gas leakage, similar to the ones used by the local utility company's leak detection team.
 - 16. **Gas Shut-Off/Conn.:** PRESENT, FLEX
 - 17. **TPR Valve/Discharge Pipe:** The TPR, Temperature Pressure Relief Valve discharge pipe is missing, correct for safety,
 - 18. **Water Shut-Off Valve:** PRESENT

Roof

Our inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof water drainage system. We examine the roofing material for damage and deterioration. We examined the roof system for leaks, roofing material damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain free of leaks. All roof systems require annual maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashing's.

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Roof Surface

- 1. **Method of Inspection:** WALKED on ROOF
- 2. **Material:** ASPHALT COMPOSITION SHINGLES>> The visible portions of the surface granulation had washed away. These are normal signs of aging and no action is needed at this time, except as noted elsewhere in this report. Regular monitoring and routine maintenance recommended on a biannual schedule.



- 3. **Flashing:** METAL
- 4. **Downspouts:** Metal
- 5. **Gutters:** Metal

Roof (Continued)

- 6. **Leader/Extension:** Extend runoff drains to move water away from foundation for improved site drainage and foundation integrity



- 7. **Plumbing Vents: ABS Chimney**

- 8. **Chimney:** Metal pipe, Framed>> The composite wood siding has deteriorated. Recommend correcting.



- 9. **Chimney Flashing:** Metal
- 10. **Flue/Flue Cap:** Present

Structure

The structural elements of most buildings include, but are not limited to, a perimeter foundation, footings, concrete floor slab, floor, wall, ceiling and roof framing. Our inspection of the structure includes a visual examination of the exposed portions of these items whenever possible. These items were examined for excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finished surfaces. Therefore, much of the inspection was performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance.

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- 1. **Structure Type:** WOOD FRAME>> All visible structural elements/components are generally in adequate condition and are performing as expected. No critical sags, cracks or major deterioration are visible.
- 2. **Bearing/Exterior Walls:** Wood frame>> Finished materials covered most if not all, no reportable conditions/signs observed
- 3. **Foundation:** CONCRETE, PERIMETER WALLS, CRAWLSPACE>> Minor cracking noted, patch and seal.
- 4. **Floor Framing:** 2 X WD I-JOISTS

Structure (Continued)

5. **Roof Framing:** OSB, over, 2 X WOOD TRUSS SYSTEM
6. **Subfloor:** OSB>> The sub-flooring is mostly concealed by insulation and could not be visually inspected, however, areas immediately around the plumbing waste lines were checked and no adverse conditions were noted.

Agreement:

Inspection Agreement

Inspector Name Vince Vargas
Company Name VIP Home Inspections
Company Address P. O. Box 1237
Company City State Zip Hayden ID 83835

Client Name: Happy Homeowner
Address: 1234 Movedfrom Street
City, State Zip: Movedfromville, ID-WA 112233
Property Address: 1234 Sunshine Street
City State Zip Pleasantville, ID-WA 12345

At your request, VargasInspections.com, (INSPECTOR), is completing a property inspection conducted in accordance with the Standards of Practice of the American Society of Home Inspectors, ASHI or WA-DOL, Washington State Department of Licensing, which are available on request or can be viewed on-line. The inspection has clearly defined limitations and is not a substitute for the Transfer Disclosure Statement, which the seller may be required to provide by civil code. The inspection is performed by a generalist in a matter of hours and does not include any warranties, as opposed to that by a specialist, which could take several days to complete and could include warranties. Therefore, please be aware of the following limitations of this service: It is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspectors, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electro-magnetic radiation, molds and fungi, termites, and other wood-destroying organisms.

Similarly, in accordance with the ASHI/WA-DOL, Standards of Practice, INSPECTOR does not evaluate or endorse any concealed areas or components, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, automatic sprinklers, the hermetic seal of dual-glazed windows or skylights, solar systems, fire-sprinkler systems, shut-off valves that are not in daily use, elevators, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, condensate pumps, thermostats, timers, clocks, rotisseries, refrigerators, portable or free-standing appliances, retaining walls, landscaping or landscape items, including decorative and low-voltage lighting, portable spas, fountains and ponds, barbecues, fire-pits, pool sweep assemblies, in-line chlorinators, or similar devices dispensing bromine or ozone, and the coatings on pools, spas, countertops, fixtures, appliances, decks and walkways, unless noted otherwise. Additional fees may apply.

In addition, INSPECTOR, does not tacitly endorse or guarantee the integrity of any structure, component or system, that was built, installed, replaced without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What the INSPECTOR provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract and to the following specific stipulations that you must acknowledge with your initials, as follows:

I agree that INSPECTOR may report on suspicious stains or moisture damage, but that they do not inspect for mold or fungi, unless requested, additional fees may apply. >>Initials:_____

I agree that any recommendations that INSPECTOR, may make for service, a second opinion, or permit research involving any component or condition should be completed and documented before the close of escrow, or that INSPECTOR will be held harmless for any subsequently alleged deficiencies. >>Initials:_____

I agree to hold any and all referring real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home. >>Initials:_____

The inspection report will be for CLIENT's sole information and benefit and may not be used or relied upon by any other person without the prior written consent of INSPECTOR. CLIENT agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Notwithstanding the foregoing, if the inspection is being performed pursuant to the sale, exchange or transfer of the property being inspected, CLIENT and INSPECTOR hereby expressly consent to providing copies of the report to the principals in the transaction and any other agent representing a principal in the transaction. However, CLIENT and INSPECTOR do not in any way intend for any party other than CLIENT to benefit, directly or indirectly, from this Agreement, the inspection or the inspection report. CLIENT AGREES TO INDEMNIFY, DEFEND, AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT's UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT. >> Initials_____

DISTRIBUTION OF REPORT: We are authorized to distribute copies of the Inspection Report to those directly involved in this transaction, unless otherwise

Agreement: (Continued)

instructed in writing.

I agree to hold INSPECTOR, harmless for any defects that are alleged or which should have been discovered beyond a period of ONE, (1), FULL YEAR from the date of the inspection. However, should a dispute arise during this period related to the inspection and report, or the interpretation thereof, that I will only undertake emergency measures and will not alter, repair, replace, correct, or modify any disputed component or condition without first giving the representatives of Vince Vargas Property Inspection Services the right to re-inspect. Furthermore, I agree that I will first attempt to resolve any dispute informally. Should such an attempt fail, I agree to submit the dispute to binding arbitration under the rules and procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services Incorporated, and that the decision of the appointed arbitrator shall be honored and binding on the parties and entered in any Court of competent jurisdiction. >> Initials: _____

I agree that the INSPECTORS liability for any loss by the CLIENT due to any condition not reported by the INSPECTOR under the ASHI Standards of Practice, will be limited and fixed in an amount equal to the inspection fee paid or the maximum sum of five hundred dollars, (\$500.00), as liquidated damages and not as a penalty and this liability shall be exclusive. >> Initials: _____

I agree that should I initiate either arbitration or a court action without first attempting mediation that I shall not be entitled to recover attorney's fees and costs that might otherwise be awarded to me through arbitration or a court action.

>> Initials: _____

I agree that if any portion of this contract is judged to be invalid or unenforceable by any court or arbitrator that the remaining terms and conditions shall remain in effect and binding between the parties. >> Initials: _____

RADON GAS: Radon gas is the #1 cause of LUNG CANCER in non-smokers. The EPA has estimated that there are between 5,000 and 30,000 RADON-related lung cancer DEATHS each year RADON GAS is an invisible and odorless RADIO-ACTIVE GAS which occurs naturally from decaying uranium underneath the earth's surface. RADON gas rises through the soil and seeps through cracks, holes and drain pipes in the foundation or basement of your home. RADON gas can be found all over the United States, particularly in the Northwest and the Northeast and according to the EPA, 1 out of 15 homes has high levels of RADON GAS. It contains RADIOACTIVE particles that get trapped in the lungs every time you breath. As the RADON GAS particles break down, they release bursts of RADIATION that damage or destroy your lung tissue which causes LUNG-CANCER and long-term exposure may even cause death.

>> Initial: _____

ENVIRONMENTAL REPORT: The Environmental Report identifies man made environmental hazardous sites such as, POSSIBLE METH LAB SITES, CHEMICAL SPILLS, GROUND WATER CONTAMINATION, LEAKING UNDERGROUND STORAGE TANKS, LANDFILLS, TOXIC WASTE SITES, within a 300 to 600 FOOT RADIUS of the inspection site and/or the next closest known.

WALK & TALK: The inspection is a walk-around only for one hour and is verbal only. No written report will be issued. No electrical panels, furnace panels will be removed. No entry into the crawlspaces, above or below will be entered or roofs accessed, except as noted. Additional fees may apply, Roof=\$50, Attic=\$50, Electrical Panels, Furnace Panels=\$25/each, Crawlspace=\$75 (N/A Unless otherwise noted), Yes: N/A

4-POINT-\$225/Min; This is a 4-Point inspection covering the HVAC, Roof, Electrical and Plumbing Systems inspected, only. >> Yes: N/A

Re-inspections and Fees:

In some cases, your lender may request verification of repairs that you requested of the Seller. Legally, we can NOT verify proper completion of this work; have the seller provide you with receipts for the work accomplished by a licensed contractor, for your protection. This will enable you to follow up with the respective contractor(s) on any repairs that prove to be substandard. Our fee for re-inspections of areas not initially accessible for inspection (in Hayden and adjacent municipalities north of the Spokane River) is \$125, with 48 hours' notice, paid in full at time of the re-inspection. Additional fees apply in other areas.

This agreement will remain enforced for this and all future inspection services of any kind for this referenced buyer and property.

30 DAY BUYER PROTECTION PLAN*: 30 Day FREE INSPECTION on your next home if this home does not close escrow for ANY REASON, Appraisal, Loan, Inspection Deficiencies, ANY REASON, must use the SAME REALTOR, FREE up to the amount paid, (\$300 Maximum), within 30 days. *Not available for REOs, FSBOs, Short Sales, Bank Owned Property, 2nd Homes, 203Ks, Commercial, Duplexes, Tri-Plexes, 4-Plexes*. *No substitutions, i.e., Radon Tests, Mold Tests, etc... *Must be scheduled in between regular inspections, (may be short notice), and DIRECTLY with INSPECTOR, not the Schedule Center or On-Line.

Vargas Inspections may have an affiliation with a third party service provider, ("TPSP"), in order to offer you additional value-added services. By entering into this agreement you authorize Vargas Inspections to provide your contact information, (including telephone number), to the TPSP, waive and release any restrictions that may prevent the TPSP from contacting you, (including by telephone), regarding special home alarm system offers unless otherwise instructed in writing within 7 days of receipt of report.

The inspection report is received in agreement with the buyers acceptance of the Inspection Agreement. The client understands and agrees the Inspection Agreement is a part of the Inspection Report and acceptance of and/or payment for the Inspection Report by the client will confirm this Agreement, even if the client was not present at the inspection and/or has not signed this Agreement.

Client has 7, (seven), days to submit written objection to the terms of the agreement otherwise, client is bound by the Agreement and Terms and Conditions of the report, if not previously signed/accepted.

AUTHORIZATION

I have read and understood this contract and agree to all of the terms and conditions therein, and in consideration of a fee of: _____, >>Initials: _____

I am requesting the following inspection(s) and/or test(s):

- >> Radon Gas 2-3 Hour Short Term Scan (Unofficial), 2-3 Hrs: Yes ___ \$30
- >> Radon Gas 48 Hour EPA Test: Yes ___ \$175 (\$150 w/Home Inspection)
- >> Gas Supply System Leak Test: Yes ___ \$50
- >> Termite: Yes ___ \$75
- >> Lawn Sprinklers: Yes ___ \$30 per controller box
- >> Pay By Escrow: Yes ___ \$75 (cc info required)
- >> Swimming Pool and Equipment: Yes ___ \$50 Min.
- >> Hot Tub: Yes ___ \$50
- >> Auxiliary Structures: Yes ___ \$50 Each/Minimum
- >> Permit Searches: Yes ___ \$50

Agreement: (Continued)

- >> Wells/Septic: Yes___\$50/Min (Advanced Notice Required)
- >> Mold Screening: Yes___ \$125 Min.
- >> Environmental Report: Yes___ \$75, Our Cost, \$125 Value
- >> Asbestos, Lead Based Paint Testing: Yes___, \$125 Min.
- >> Foundation/Floor Levelness Check: Yes___, \$50
- >> Walk and Talk Inspection: Yes___, \$125/Minimum, (Up to 2000 SF)
- >> 4-Point Inspection: Yes___, \$225/Minimum, (Up to 2000 SF)

OVER \$1400.00 IN VALUE FREE STUFF

- FREE 30 Day Home Buyer Protection Plan, (\$300 Max Value)
- FREE 200% Peace of Mind Guarantee, (\$300 Max Value)
- FREE 90 DAY HOME WARRANTY: \$59.00 Value
- FREE RECALL CHEK, APPLIANCES, \$39.00 Value
- FREE HON, Home Owners Network, \$199 Value
- FREE 203k Home Renovation Minimum Property Reqs, \$250 Value
- FREE BURGLAR ALARM INSPECTION, \$39.00 Value, (Advanced Notice Required)
- FREE HEATING or COOLING SYSTEM MAINTENANCE, \$89.00**
- ** (May Depend on Time of Year, Area)**

Other: _____

Total Fee: _____,

>> Method of Payment: ___Check ___Credit Card ___Other

I authorize VargasInspections.com to complete an inspection of the property in accordance with the Standards and Code of Ethics of the American Society of Home Inspectors.

>> CLIENT'S NAME _____ SIGNATURE _____ DATE _____

>>CLIENT'S NAME _____ SIGNATURE _____ DATE _____

INSPECTOR'S NAME: VINCE VARGAS SIGNATURE _____ DATE _____

PLEASE COMPLETE THE FOLLOWING INFO:

Phone No _____ Cell: _____

E-Mail: _____

Mailing/Physical Address: _____

Final Comments

Don't forget to validate your FREE 90 Day Limited Warranty, within 15 days of your inspection, by calling 1-800-544-8156, with your name, property address, and your inspectors name. \$59.00 Value

Don't forget to call your inspector for your free stuff after close of escrow,

FREE Recall Chek for all appliances, \$39.00 value, If you do not receive your recall check information within two weeks aftr your inspection please call your inspector as soon as possible.

FREE HON, Home Owners Network, \$200/year Value, any questions you ever have on homes/systems answered online, first year FREE...

FREE HVAC maintenance tune-up, \$89 Value,

FREE BURGLAR INSPECTION; A free burglar alarm inspection is available, call us.

TOOL-KIT;; Also don't forget we offer a FREE 120 piece tool kit for scheduling on-line,

\$50;; Also, don't forget our \$50.00 referral fee.

If you know any one who knows anyone buying or selling a home or business, if they say your name, we will send you a \$50.00 referral fee.

LAST-LEAST; And last but not least, don't forget, you can call us anytime for life for any questions you might have about your home, system, etc.....:0)

AFTER THE INSPECTION: Virtually every property inspection is bound to turn up a few conditions or concerns which will be listed in the summary sections of this report. Since your professional property inspector is not a party to your transaction, what you do with the information gained from the property inspection process is strictly up to you. We recommend you, (and if you have one), your real estate professional, communicate, to determine how to use the information gained from the inspection process.

From our experience in the industry, we offer the following guidelines to consider:

Begin with the assumption that in the eyes of virtually every seller, they have, "taken really good care of" the property. Additionally, the seller usually is not anticipating the need to address anything needing immediate attention and their attention is focused upon getting to the next step in their lives.

Because of this, if you request the seller to make corrections, the seller's motivation might be to get the work done as quickly and inexpensively as possible. This may translate into the seller doing the work themselves, (or hiring inexpensive and/or unqualified help), and using the most inexpensive materials available. Usually "corrections" made in this manner only provide a false sense of security.

Additionally, it is not practical for your home inspector to re-inspect such completed corrections. Without being constantly on-site to observe each step, no one can ascertain, after the fact, that all work was done properly and up to industry standards.

In a majority of circumstances, we urge buyers, (through your real estate professional or attorney, where applicable), to negotiate so that, no matter which party takes responsibility for the agreed corrections, the following, "Standards To Go By" are followed.

STANDARDS TO GO BY:

These requirements should be the minimum acceptable standards which all corrective measures should meet:

Final Comments (Continued)

- 1) All repairs or modifications should be done by licensed and/or qualified trades persons who are familiar with the system or component they will be dealing with.
- 2) These persons should render a written report or itemized invoice which details all work done and certifies that new materials were used, that any necessary permits and inspections were obtained.
- 3) Finally, the trades person completing the work should certify, in writing, that the system or component was left in a fully operational, safe, and adequate condition. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed at times. The improvements recommended in this report are not considered unusual for a home of this age, condition, and location.
Please remember there is no such thing as a PERFECT HOME.