

Building Inspection Report



345 My Home Circle, Serendipity, Alaska, 99000

Inspection Date:

10/04/2000

Prepared For:

Mr. Happy Home Buyer

Prepared By:

Certified Home Inspection Services

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Report Number:

1002005000

Inspector:

Cliff Judkins

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Report Overview

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

1. **Major Concern:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new and more efficient furnace.
2. **Major Concern:** Support posts in the crawl space have tilted and some floor joists are cracked. Recommend evaluation and repair by a qualified individual.
3. **Major Concern Repair:** Some shingles are missing; tabs are loose on about 20% of roof indicating improper fastening by roofer. Recommend evaluation of roofing by professional roofer.
4. **Major Concern, Repair:** Signs of mold were observed on the insulation bulkhead at the attic access scuttle. Seal attic access.

SAFETY ISSUES

1. **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety. Baluster spacing should not exceed four inches.
2. **Repair, Safety Issue:** There are numerous electrical issues including crowded electrical panels, exposed wires and unprotected splices. Electrical issues should be evaluated and corrected by a qualified electrician.
3. Smoke alarms carbon monoxide detectors are not functional. Replace batteries and or units.
4. **Safety Issue, Repair:** The installation of a ground fault circuit interrupters (GFCI) over kitchen counter is recommended. A GFCI offers increased protection from shock or electrocution.
5. **Safety Issue, Repair:** The attic light fixture is not properly installed. Light is supported by wires. Splices are exposed.
6. **Safety Issue, Repair:** Protective bushing missing from hot water heater electrical service
7. **Safety Issue, Repair:** The Pressure/Temperature Relief Valve (PTRV) extension is missing. Extension should extend to within 18 inches of floor or gravity drain.
8. **Safety Issue, Repair, and Service:** Accumulation of creosote in wood stove stack. Have stack cleaned prior to use.

9. **Safety Issue, Repair:** The wood stove stack clearance to combustibles is less than the 2 inch minimum per manufacturers' label.

REPAIR ITEMS

1. **Repair:** Wood siding /soil contact at the base of the siding should be eliminated and siding repaired as necessary.
2. **Repair:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
3. **Repair:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
4. **Repair:** Upper combustion air intake is blocked off. This vent should be left open for proper combustion air supply.
5. **Repair:** Furnace access panel does not hold safety shut off switch on.
6. **Improve:** The bath room sink faucet is stiff.
7. **Repair:** The dishwasher drain bypasses the airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. It is advised that one be used.
8. **Repair:** The lighting for the lower stair way is poor. More light should be provided to reduce trip/fall hazard.
9. **Repair:** The installation of a ground fault circuit interrupters (GFCI) over kitchen counter is recommended. A GFCI offers increased protection from shock or electrocution.
10. **Repair:** The bathroom vent dumps into the attic rather than to the outside. Repair as needed
11. **Repair:** Recommend evaluation and service by an appropriate technician prior to use.
12. **Repair:** The dishwasher drain bypasses the airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. An air gap is recommended to eliminate the potential for waste water to back up into the dishwasher.

ITEMS TO MONITOR

1. **Monitor:** Signs of mold were observed at the attic access scuttle.
2. **Monitor:** Water staining was noted on ceiling (probably due to prior leak in upstairs bathroom plumbing).
3. **Monitor:** Excessive storage of personal items in garage prevented complete evaluation of area.
4. **Monitor:** Recommend evaluation and service of furnace by an appropriate technician to assure safe and economical performance.
5. **Monitor:** The dark spots on the ceiling in the dining area appear to be caused by airborne particulate matter accumulation on condensation at cold spots on ceiling. Recommend evaluation of attic insulation. Insulation improvements may be cost effective, depending on the anticipated term of ownership.
6. **Monitor:** Water staining was noted on ceiling. Investigate source in attic. .
7. **Monitor:** Recommend evaluation and service by an appropriate technician **prior** to use.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Wood •Crawl space Configuration and Slab on Grade
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	• Wood frame 2X6 16 inches on center.
Ceiling Structure:	•Joist •Truss
Roof Structure:	•Trusses •Plywood Sheathing

STRUCTURE OBSERVATIONS

General Comments:

RECOMMENDATIONS / OBSERVATIONS:

- Major Concern, Repair:** Several floor joists are cracked. Recommend evaluation and repair by licensed contractor.
- Major Concern, Repair:** Floor support beam posts are amateur workmanship. Recommend evaluation and repair by a licensed contractor.



Cracked floor joist viewed from crawl space



Floor joist support improperly installed.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Metal
Roof Drainage System:	•None
Method of Inspection:	•Viewed with binoculars

ROOFING OBSERVATIONS

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS:

- **Major Concern Repair:** Some shingles are missing; tabs are loose on about 20% of roof indicating improper fastening by roofer. Recommend evaluation of roofing by professional roofer.
- **Monitor:** The dark spots on the ceiling in the dining area appear to be caused by airborne particulate matter accumulation on condensation at cold spots on ceiling. Recommend evaluation of attic insulation.



Shingles missing from roof



Shingle tabs not secure

Gutters & Downspouts

- **Repair:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, and Fascias:	•Wood
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt
Entry Walkways and Patios:	•None
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•Wood
Surface Drainage:	•Graded Away From House
Fencing:	•Wood

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Wood siding /soil contact at the base of the siding should be eliminated.
- **Repair:** The wood siding needs minor painting touch up to preserve the building.
- **Repair:** Vegetation growing against siding will cause water damage and rot to siding if not removed.

Garage

- **Repair:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.



Vegetation encroaching on siding.



Siding soil contact.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

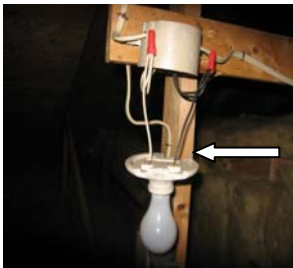
Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Outside at meter
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Lower level bed room wall
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Safety Issue, Repair:** The installation of a ground fault circuit interrupters (GFCI) over kitchen counter is recommended. A GFCI offers increased protection from shock or electrocution.
- **Safety Issue, Repair:** The attic light fixture is not properly installed. Light is supported by wires. Splices are exposed.
- **Safety Issue, Repair:** Protective bushing missing from hot water heater electrical service.



Light fixture installation not complete



Protective bushing missing

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Ruud •Serial Number:CN3D105P45834521
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

General Comments

The heating system not been maintained. The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Major Concern, Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** Access panel does not hold safety shut off switch on.

Combustion / Exhaust

- **Safety Issue, Repair:** Upper combustion air intake is blocked off. This vent should be left open for proper combustion air supply.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R-25 Blown
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Roof Ventilation:	•Gable Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom

INSULATION / VENTILATION OBSERVATIONS

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest. Upgrading insulation levels in a home is an improvement rather than a necessary repair.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** The dark spots on the ceiling in the dining area appear to be caused by airborne particulate matter accumulation on condensation at cold spots on ceiling. Recommend evaluation of attic insulation. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Beside Water Heater
Interior Supply Piping:	•Copper •Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40g •Manufacturer: State •Serial Number: J93279636
Fuel Shut-Off Valves:	•Natural Gas Main Valve at Meter

PLUMBING OBSERVATIONS

Positive Attributes

The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

Fixtures

- **Repair:** The drainage piping from the dishwasher by passes the air gap device. This line should be routed through the air gap unit on the top of the sink.
- **Improve:** The bath room sink faucet is stiff.
- **Repair:** The bathroom vent dumps into the attic rather than to the outside. Repair as needed.
- **Safety Issue, Repair:** The Pressure/Temperature Relief Valve (PTRV) extension is missing. Extension should extend to within 18 inches of floor or gravity drain.



Bathroom vent duct dumps to attic.



Missing PTRV extension

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient
Window Type(s) & Glazing:	•Casement •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

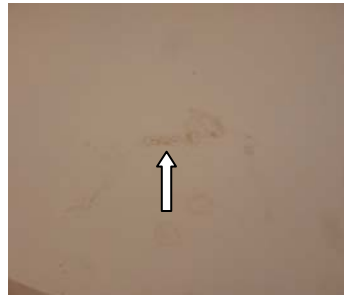
RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Signs of mold were observed on the insulation bulkhead at the attic access scuttle. Seal attic access.
- **Monitor:** Water staining was noted on ceiling. Investigate source in attic. .



Mold on insulation bulkhead



Moisture stains on ceiling

Stairways

- **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety. Baluster spacing is 4.75 inches while today's standard is 4 inches. Spacing was proper for year of construction.
- **Repair:** The lighting for the lower stair way is poor. More light should be provided to reduce trip/fall hazard.
- **Monitor:** Excessive storage of personal items in garage prevented complete evaluation of area.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Present:

- Electric Range •Dishwasher •Waste Disposer •Refrigerator •Chest Freezer
- Kitchen Exhaust Hood

APPLIANCES OBSERVATIONS

General Comments

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Repair:** The dishwasher drain bypasses the airgap device. Air gaps are now standard equipment to assure a separation between supply and waste water. An air gap is recommended to eliminate the potential for waste water to back up into the dishwasher.

Limitations of Appliances inspection

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the wood stove and its components were found to be in average condition. **Chimney service needed.**

RECOMMENDATIONS / OBSERVATIONS

Wood Stove:

- **Safety Issue, Repair, and Service:** Accumulation of creosote in wood stove stack. Have stack cleaned prior to use.
- **Safety Issue, Repair:** The wood stove stack clearance to combustibles is less than the 2 inch minimum per manufacturers' label.
- **Monitor:** Recommend evaluation and service by an appropriate technician **prior** to use.



Creosote in wood stove stack.

Zero clearance to combustibles Mfgs. Label is two inches

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Inspection Agreement

THIS INSPECTION AGREEMENT IS MADE AND ENTERED INTO BY AND BETWEEN CLIFF JUDKINS REFERRED TO AS INSPECTOR" AND HAPPY HOME BUYER _____ REFERRED TO AS THE "CLIENT"

In consideration of the promise and terms of the Agreement, the parties agree as follows:

1. The client shall pay the sum of **\$350.00** for the inspection of the "Property" being the residence and garage or carport, if applicable, located **345 My Home Circle, Serendipity, Alaska, 99000**.
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 American Society of Home Inspectors "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. A copy of the Standards is available upon request.
4. The parties understand and agree that the inspector and its employees and its agents assume no liability or responsibility for the cost of repairing or replacing any unreported defects of deficiencies either current of arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the inspector the required notice, the inspector will have no liability to the client.
5. The parties agree and understand that the Inspector is not an insurer or guarantor against defects in the structure, items, or components inspected. **INSPECTOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENTS, 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. Systems, items, and conditions which are not within the scope of the home inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards: pest infestations; security and fire protection systems; household appliances, humidifiers, paint, wallpaper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks; energy efficiency measurements; concealed or private security systems; water wells; heating system accessories; solar heating systems; heat exchangers; sprinkling systems; water softeners; central vacuum systems; telephone, intercom, or cable TV systems; antennae, lightening arrestors, trees or plants; governing codes, ordinances, statues, and covenants and manufacturers specifications, recalls, EFIS. **Client understands that these systems, items and conditions are not included or reported in this inspection. Any general comments about these systems, items or conditions of the written report are informational only and DO NOT represent an inspection.**
8. The inspection and report are prepared for the sole and exclusive use 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 the Inspector, its employees or agents arising out of the services performed by the Inspector, the Client agrees to indemnify, defend and hold harmless the Inspector from any and all damages, expenses, costs, and attorney fees arising from such claim.
9. The Inspection will not include an appraisal of the values of the property. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.
10. In the event of a claim by the Client that an installed system or component of the premises 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 understands and 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 one year from the date of the inspection or will be deemed waived and forever barred.
11. The inspector does not determine whether the property is insurable.

12. This agreement 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 Alaska, and if the states laws or regulations are more stringent than the forms of this agreement, the state law or rule shall govern.

13. Client has read this entire agreement and accepts and understands this Agreement as hereby acknowledged.

Signature On file at CHIS Date 10/04/2000 Time 10:30AM

Buyer Present X Y N Agent Present X Y-N Agent Name **Honest John**

Client agrees to release report to Realtor X Y -N

Receipt for Inspection services:

Inspection \$ 300.00 Other Total \$ Check # 383 Cash \$

Inspectors Signature Cliff Judkins State Reg. -7- Date 10/04/2000 Inspection # 1002005000

Inspectors Address-P.O. Box 874124 Wasilla, Alaska, 99687