

INSPECTION ORDER FORM

Date Scheduled:	Friday, April 01, 2011
Time Scheduled:	9:00 AM
Square Feet:	1900
Client Name:	Sample Client
Client Address:	Main Street, Any town USA 86753
Client Phone:	479-867-5309
Realtor Name:	Tarzan
Realtor Company:	Century 21
Realtor Phone (office):	479-867-5309
Realtor Phone (cell):	479-867-5309
Are Utilities On:	Yes
Property Address To Be Inspected:	100 Main St. Anytown USA 76543
Directions To Property:	Turn left on main, house on right.
Total Cost:	\$ 250.00



**1690 Colonel Bartow Drive
Prairie Grove, AR 72753
479-871-2569
479-200-3435
aldersonstroud@pgtc.com**



100 Main St. Anytown USA 76543

David W. Alderson, Home Inspector



1690 Colonel Bartow Drive
Prairie Grove, AR 72753
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TO	Sample Client Main Street, Any town USA 86753 479-867-5309	April 01, 2011	
	SERVICES RENDERED INSPECTION: 100 Main St. Anytown USA 76543 LOAN NUMBER: UNKNOWN FHA CASE # UNKNOWN BUILDER: UNKNOWN INSPECTION FEE: MILEAGE CHARGE:		 \$ 250.00 0.00
	TOTAL	\$	250.00

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General Property Information

Date Scheduled:	Friday, April 01, 2011
Time Scheduled:	
Client Name:	Sample Client
Client Mailing Address:	Main Street, Any town USA 86753
Client Phone Number:	479-867-5309
Is Client Present For Inspection?	Yes.
Inspection Site Address:	100 Main St. Anytown USA 76543
Surrounding Area:	Suburb.
Weather:	Partly Cloudy. Slighty Rain.
Soil Conditions:	Damp.
Temperature:	40-50.
Main Entry Direction:	North East
Estimated Year of Construction:	2001
Construction Date Determined From:	Provided by Realtor.
Property Type:	Single Family.
Number of Stories:	1
Type of Foundation:	Crawlspace.
How Paid:	Check # 1111
Is House Occupied?	No.

Utilities

Water Source:	Public.
Sewage Disposal:	Public.
Electricity Status:	On.
Gas Status:	On.
Water Status:	On.



Summary Letter

DATE: Friday, April 01, 2011

Sample Client
Main Street, Any town USA 86753

RE: 100 Main St. Anytown USA 76543

Dear Sample Client,

At your request a visual inspection was made of the referenced property on this date: April 1, 2011

REPORT SUMMARY

This inspection, which is an examination of systems or components of the building using normal operating controls and opening readily accessible panels, reflects the visual conditions of the property at the time of the inspection only. A readily assessable panel is one that is provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person and is not sealed in place. *Readily accessible means that the system or component is available for inspection without moving personal property, dismantling, destructive measures or any action that will involve risk to persons or property.* Normal operating controls are devices such as thermostats switches or valves intended to be operated by the homeowner. A home inspection is the process we use to visually examine a home and describe its systems and components. Hidden or concealed defects cannot be included in this report.

Systems or components (if any) that are shut down, which means that they cannot be operated by normal operating controls, are not inspected and are identified throughout this report. No warranty or guarantee is either expressed or implied. This report is not an insurance policy, nor a home warranty service. Due to varying insurance standards, it is recommended that your insurance company be contacted to verify the insurability of the house prior to closing.

Overall, the home appears to have been constructed in a workmanlike manner, consistent with the local building trades and standards of practice in effect at the time of construction and appears to have had average maintenance over the years. However, the inspection has revealed that *the following items should be addressed.* Each of these items will likely require further evaluation and repair. A further evaluation simply means the examination and analysis by a qualified professional, trades' person or service technician beyond that provided by the home inspection. This Inspector advises you to obtain competitive estimates for these items. Other minor items are also noted in the enclosed report and should receive eventual attention, but none of them affect the habitability of the house. The majority are the result of normal wear and tear.

(Roofing,Attic,Additional Comments) No soffit vent shutes. Gas Frunace exhaust is touching roof Decking / Gas Fireplace exhaust has Insulation around it.

(Plumbing,Hose Faucets,Additional Comments) Pressure was noted to be high at 90 lbs

(Electrical,Service Drop and Entrance,Additional Comments) Shut-off pulled slightly away from brick Wall

(Interiors,Windows,Additional Comments) All Windows are Stiff but do latch and operate, Middle Window in Breakfast Area is difficult to close and Relatch.

SUGGESTIONS FOR EVERY HOME:

1. Exterior door locks should be either re-keyed or changed, unless you are positive that you are in possession of all keys.
2. Clothes washer hoses should be replaced no less than once every five years.
3. Remember to change smoke alarm batteries twice each year.
4. Building standards of practice recommends that the door from house interior to garage have a self-closing mechanism installed.
5. The Consumer Product Safety Commission issues recall notices on a regular basis concerning specific building appliances. Should you suspect any appliance in your home may be affected, please visit their web site: www.cpsc.gov
6. Client may want to consider the purchase of a Home Warranty.

Once again we would like to thank you for choosing Alderson & Stroud, LLC for your inspection.

Sincerely,

David W. Alderson
Home Inspector

Structure

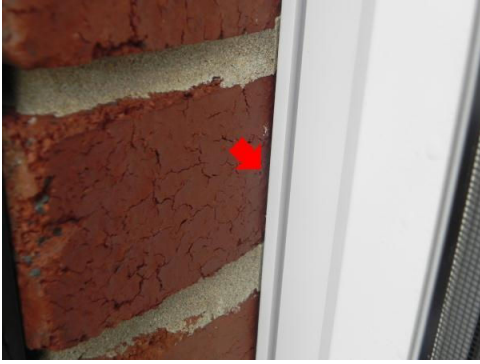
(Exterior Walls/Trim/Chimney(s)/Exterior Doors/ Foundation/ Basement/ Crawlspace/)

Within this section, you will find that the inspector has inspected structural components including the foundation and framing. A structural component is a component that supports the forces and weights of both dead and live loads. The inspector will have probed a representative number of structural components where deterioration is suspected or where clear indications of potential deterioration exists. Probing is not accomplished when such probing would damage any finished surface or where deterioration is visible or presumed to exist. The inspector has inspected the siding (exterior wall covering and cladding); chimney and vents; all exterior doors; attached decks, balconies, stoops, steps, porches and their railings; eaves, soffits and fascias where accessible from the ground level; and vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building; adjacent or entryway walkways, patios and driveways. You will find a description of the method used to inspect the under-floor crawl space and the attic; the foundation; the floor structure; the wall structure; the ceiling structure and the roof structure. You will find a description of the siding and the chimney. Areas which are hidden or concealed by finished materials or stored items cannot be inspected and are not including in this report. Typical cracks are defined as minor cracks that do not represent a structural problem. Major cracks cause the routine recommendation for further evaluation by a structural engineer. Surface drainage should allow for the drainage of water away from the building foundation. Concrete will crack as part of the drying process. All concrete slabs will experience some cracking. Installed floor coverings, carpet, tile, etc, will hide all but the most severe cracks. Inspections are visual in nature and therefore the condition of flooring can usually not be determined.

Exterior Walls

Cladding Material:	Brick.
Is Aluminum or Steel Siding Grounded?	No.
Condition of Material:	Appears serviceable.
Additional Comments:	Brick seems to be in good Shape. Only Concerns Would be that the Windows are not Siliconed to the Brick to Prevent Infilltration. Some Gutter not Draining towards the Downspout.





Trim

Cladding Material:	Metal.
Condition of Material:	Appears serviceable.
Additional Comments:	Appears to be in good condition for age. Found area for Infiltration. Near Back Porch Area



Chimney

Material:	Metal.
Condition of Material:	Appears serviceable.



Exterior Door (Main)

Main Entry Door Material:	Metal.
Door Material Condition:	Appears serviceable.
Additional Comments:	Some Cracking in the Weather Stripping



Exterior Door (Other)

Other Entry Door Material:	Metal.
Door Type:	Standard side and rear doors. Storm door installed.
Door Material Condition:	Appears serviceable.



Foundation

Additional Comments:	House is on Crawl Space
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Basement/Crawlspace

How Inspected:	Visually inspected the basement/crawlspace.
Condition:	Crawlspace partially accessible. Partically Damp / No Vapor Barrier Present.
Foundation Material Type:	Concrete blocks.
Foundation Material Condition:	Appears serviceable. Ventilation appears serviceable.

Sub Floor Material:	Plywood.
Sub Floor Material Condition:	Appears serviceable.
Beams Material:	Engineered wood products.
Beams Material Condition:	Appears serviceable. Appears serviceable.
Floor Joist Material:	Engineered wood products.
Floor Joist Condition:	Appears serviceable.
Additional Comments:	Shut off and Pressure Regulator is in the Crawl Space



Roofing

(Roof/ Flashing/ Skylights/ Gutters/ Downspouts/ Attic/ Insulation)

Within this Section, you will find that the inspector has inspected the roofing materials, drainage systems, exposed flashings and roof penetrations. A description of the roofing materials and the method used to inspect the roofing is also provided. The inspector's opinion concerning the quality and condition of the roofing material is provided. No warranty is expressed or implied as to whether the roof leaks or is subject to future leakage. The only way to make a judgment as the roof weather tightness is to observe the roof during a prolonged rainfall which is usually not the situation at a home inspection. Due to varying insurance standards, it is recommended that your insurance company be contacted about insurability of this roof. Insulation and ventilation are also covered in this Section. The inspection will include the insulation and vapor retarders; ventilation of the attic and foundation area, including mechanical ventilation systems. The report will describe the insulation and vapor retarders and also the absence of insulation. Insulation is not disturbed during the inspection process.

Roof

Inspection Method:	Physically walked on some of the roof. Viewed from the ladder. Inspected from ground with binoculars.
Roof Limitations:	Roof too steep. Roof too wet.
Additional Comments:	Could not Find Flashings where Roof and Brick Meets.
Roof Style:	Hip.
Roof Covering:	Asphalt Shingles (Architectural).
Roof Covering Condition:	Appears serviceable/within useful life.



Flashing

Flashing Material:	Metal.
Flashing Material Condition:	Appears Serviceable.
Additional Comments:	Pipe Flashings and Powervents appear to be in good conditions



Gutters/Downspouts

Gutter Material:	Metal.
Gutters Condition:	Gutters around entire house. Improper slope noted in various places. Extend downspout away from building. Missing downspouts. Bent gutters.
Additional Comments:	Brick wall next to Garage and front steps show evidence of water from Gutters sloping the wrong Directions. Recommend the Repair and or the Replacment of Gutter System.



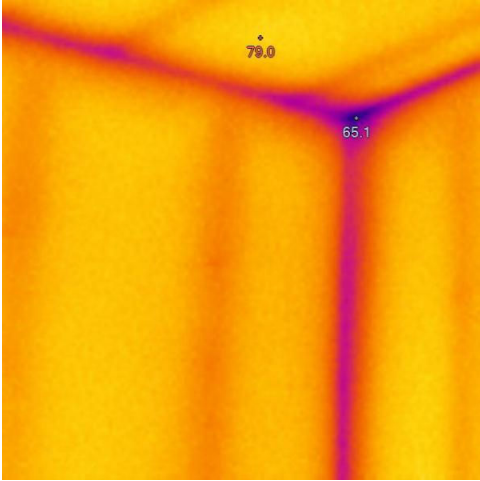
Attic

Attic - How Inspected:	Attic was accessed via access steps garage/carport/house interior.
Roof Structure:	Conventional framing. Roof sheathing OSB/plywood/dimensional lumber.
Framing Member Dimensions:	2x6. 2x8.
Attic - Stairs:	Appears serviceable.
Attic Hatch:	Recommend weather strip.
Attic Condition:	Appears serviceable.
Additional Comments:	No soffit vent shutes. Gas Frunace exhaust is touching roof Decking / Gas Fireplace exhaust has Insulation around it.



Insulation (Attic)

Attic Insulation Material:	Fiberglass blown.
Attic Insulation Condition:	Appears adequate.
Depth of Insulation:	13 or more inches. Estimated R value is. 38
Additional Comments:	Corners of the house were insulated poorly. Insulation in Drain Pan



Plumbing

(Main Line/Supply Line/Drain Waste & Vent System/Drain Ejector/Sump/Pump/Water Heater/Hose Faucets/Fuel System/Septic System)

Within this Section, you will find that the inspector has inspected the interior water supply and distribution system including all fixtures and faucets; the drain, waste and vent systems, flues and chimneys; water heating equipment and the hot water supply system; fuel storage and distribution systems; and drainage sumps, sump pumps and related piping. You will find a description of the water supply, drain, waste and venting materials; the water heating equipment including the energy source; and the location of the main water and fuel shut-off valves. Water condition quality testing is not provided during a normal inspection. Components excluded from the inspection and this report are: underground piping; clothes washing machine connections; not readily accessible flue interiors or chimneys; wells, well pumps or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; and private waste disposal systems.

Main Water Line

Main Line Material:	Not determined.
Main Line Service Condition:	Water meter location is: Above 80 PSI.



Supply Line

Supply Line Material:	Copper.
Supply Line Condition:	Appears serviceable. Shut off is in Crawl Space

Drain, Waste, and Vent System

Drain and Waste System Material:	Plastic.
Drain and Waste System Condition:	Appears serviceable.
Trap Condition:	Appears serviceable.
Vents System:	Appears serviceable.

Water Heaters

Water Heater Type (1):	Gas. Manufacturer: AO Smith/ Date of manufacture: March 2001 / . Serial Number: GC01-6359470-548
Water Heater Location:	Utility Room.

Water Heater Condition:	Appears Serviceable
Additional Comments:	Some Discoloration around bottom of Heater at floor. No Drain pan under Water Heater



Hose Faucets

Operation:	Faucets are frost proof.
Additional Comments:	Pressure was noted to be high at 90 lbs



Fuel System

Gas Meter/Tank Location and Condition:	Gas meter located at: Back Yard
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Heating/Air Conditioning

(Heating Systems/Fireplaces/Space Heaters/Wood Stoves/Air Conditioning)

Within this Section, you will find that the inspector has opened readily accessible access panels; has inspected installed heating equipment with its associated vent systems, flues and chimneys; central and through-the-wall air conditioning equipment and its associated distribution system. There is a description of the energy sources and the heating and air conditioning systems' distinguishing characteristics. The heat exchanger component of a gas furnace cannot be fully inspected without unit disassembly which is not a part of a home inspection. Recommend a licensed heating contractor be contacted to service unit. Some furnaces are designed in a manner that makes inspection virtually impossible. Pilot lights are not lit and safety devices are outside the scope of an inspection. Asbestos identification is also outside the scope of an inspection. Thermostat calibration and timing functions are not determined. Adequacy, capacity, efficiency or distribution throughout the house cannot be determined by a visual inspection. It is advisable for the client to schedule a thorough inspection by a licensed heat and air contractor. Normal yearly service and maintenance is recommended. The inspection and description of fireplace and solid fuel burning appliance system components is included in this Section.

Heating Systems

Heating System Location:	Attic.
Heating System Type:	Forced air.
Fuel Type:	Natural gas.
Capacity of Unit:	BTU: 100,000
Date of Manufacture/Manufacturer:	Manufacturer: Heli / . Date of manufacture: Dec. 2001 / . Serial #:LO11066914
Blower Fan:	Appears serviceable. Noisy. Vibration noted.
Combustion Air:	Appears serviceable.
Venting:	Appears serviceable.
Air Plenum:	Appears serviceable.
Air Filter:	Appears serviceable.
Thermostat:	Appears serviceable.
Ducts, Registers and Grilles:	Appears serviceable.
Venting System:	Appears serviceable.
Additional Comments:	Needs Grommet around House



Air Conditioning

Air Conditioning Description:	Central.
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Electrical

(Service Drop & Entrance/Panels and Notes /Electrical Panels/Distribution System and Components)

ELECTRICAL REPAIRS SHOULD BE ACCOMPLISHED BY A LICENSED ELECTRICIAN AS THIS IS A LIFE SAFETY CONCERN. Within this Section, you will find that the inspector has inspected the service drop; service entrance conductors, cables and raceways; service equipment and main disconnects; service grounding; interior components of the service panel and sub-panels; conductors; a representative number of installed light fixtures, switches and receptacles; and the ground fault circuit interrupters. Representative number means one component per room for multiple similar components. A description is provided for the amperage and voltage rating of the service; the location of the main disconnect and sub-panels; the presence of solid conductor aluminum branch circuit wiring; the presence or absence of smoke detectors and the wiring methods. Wiring method is the identification of electrical conductors or wires by their general type such as copper, knob and tube, etc. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Light bulbs are not changed during the inspection. Smoke alarms should be installed in all bedrooms and in community area and tested regularly. Smoke alarms connected to an alarm system are not tested.

Service Drop and Entrance

Service Drop and Entrance Type:	Underground. 110/220 Volt.
Service Drop and Entrance Condition:	Appears serviceable.
Additional Comments:	Shut-off pulled slightly away from brick Wall



Electrical Panels

Panel Location:	Garage.
Panel Condition:	Appears to be in good condition and labeled
Number of 110 Circuits:	18
Number of 220 Circuits:	3



Interiors

(Interior Doors /Window /Walls /Ceiling/ Floors /Stairs and Hand Rails/Smoke Detectors)

Within this Section, you will find that the inspector has inspected the walls, ceilings, and floors; steps, stairways and railings; countertops and a representative number of installed cabinets; a representative number of doors and windows; and garage doors and the operators. Wall structure condition cannot be inspected due to wall coverings, paneling and stored personal items. Only the visible portion of floors can be inspected. Cosmetic deficiencies are normally not included in the report as those type deficiencies are usually normal wear and tear. All fireplaces and wood burning appliances should be cleaned and inspected on a regular basis. It is recommended that this preventive maintenance function be performed.

Interior Doors

Interior Door Condition:	Appears serviceable. Some Doors are Hard to close
Additional Comments:	Master Bathroom Door, Latch installed Backward - Water Heater Closet Door sticks at top-left corner



Windows

Window Type:	Vinyl.
Window Condition:	Appears serviceable.
Additional Comments:	All Windows are Stiff but do latch and operate, Middle Window in Breakfast Area is difficult to close and Relatch.



Wall Material:	Drywall.
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Walls Condition:	Appears serviceable.
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Ceiling

Ceiling Material:	Drywall.
Ceiling Condition:	Appears serviceable.

Floors

Floor Material:	Wood. Ceramic or quarry tile.
Floor Condition:	Appears serviceable.

Smoke Detectors

Smoke Detectors Comments:	Appears serviceable.
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Kitchens

Sinks/Garbage/Disposal/Range/Microwave/Ventilation/Refrigerator/Ice Machine/Dish Washer/ Trash Compactor/Water Dispenser/Counter Tops/Cabinets

Kitchen appliances, installed, portable or uninstalled, are not normally a part of an inspection. Appliances are normally not operated or tested. Appliances are not moved during the inspection.

Kitchens

Kitchen Sink Type and Condition:	Porcelain.
Garbage Disposal:	Appears serviceable.
Kitchen Range:	Electric. Free standing. Appears serviceable.
Microwave:	Appears serviceable.
Ventilation:	Internal. Internal. Appears serviceable.
Dish Washer:	Appears serviceable.
Cabinets Condition:	Appears serviceable.
Laundry/Utility Room Location:	Located on main floor.
Laundry/Utility Room Condition:	Plumbing appears serviceable. 220 volts provided and appears serviceable.



Bathrooms

Sink/Vanity/Commodes/Tub/Shower/Ventilation

While shower pans are visually inspected, leaks normally do not show except during shower use. Grouting and caulking should be maintained as a matter of routine maintenance.

Bathrooms

Bathroom Location (1):	Jack & Jill Bath between Bedrooms
Sink Condition:	Appears serviceable. Drain appears serviceable.
Vanity Condition:	Vanity appears serviceable.
Commode Condition:	Appears serviceable.
Tub and Shower Area:	Tub and shower are same unit. Appears serviceable.
Ventilation System:	Appears serviceable. Fan vent terminates to improper location.
Bathroom Location (2):	Master bedroom.
Sink Condition:	Appears serviceable. Drain appears serviceable.
Vanity Condition:	Vanity appears serviceable. Vanity appears serviceable.
Commode Condition:	Appears serviceable.
Tub and Shower Area:	Jetted tub installed. Tub and shower are separate units.
Ventilation System:	Appears serviceable. Fan vent terminates to improper location.
Bathroom Location (3):	Hall.
Sink Condition:	Drain appears serviceable. Appears serviceable.
Vanity Condition:	Vanity appears serviceable.
Commode Condition:	Appears serviceable.
Ventilation System:	Appears serviceable. Fan vent terminates to improper location.

Garage/Carport

The adequacy of the fire wall rating is beyond the scope of this inspection. Recommend that all flammable materials be removed from the attached garage area.

Garage

Type:	Garage.
Location:	Attached. 2-Car.
Roof Condition:	Appears serviceable. Same as house. See house roof report.
Floor Condition:	Appears serviceable.
Garage Doors Condition:	Appears serviceable. Automatic door opener operational.

Grounds

(Driveway/Sidewalk/Landscaping/Retaining Walls/Site Grading/Porch Cover /Fences/ Gates)

Inspection does not address or include any geological conditions. A geologist or soil engineer may need to be consulted. Reference to grading applies only to immediately adjacent to the house. Recommend that seller be contacted concerning any knowledge of foundation or structural problems.

Driveway

Driveway:	Appears serviceable. Driveway is concrete.
Sidewalks:	Sidewalk is concrete.
Landscaping:	Landscaping is maintained.
Site Grading:	General slope.
Porch/Cover Type and Condition:	Open design. Same as house.
Patio/Decks Type and Condition:	Patio/Deck is wood.
Fences and Gates Type and Condition:	Wood.
Additional Comments:	Wood Patio is touching the Soil. Needs one more step.



STANDARDS OF PRACTICE: GENERAL LIMITATIONS AND EXCLUSIONS

Inspection reports should be performed in accordance with the Standards of Practice as adopted by the American Society of Home Inspectors (ASHI).

The purpose of the Standards of Practice is to establish a minimum and uniform standard for home inspectors. Home Inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection.

Home inspectors are required to subscribe to and comply with the Code of Ethics as adopted by the Arkansas Home Inspector Board through legislation enacted by the Arkansas Legislature. The home inspector is required to inspect readily accessible, visually observable, installed systems and components as defined in each component section of this report.

This report depicts those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, are significantly deficient, are unsafe (a condition that is judged to be a significant risk of bodily injury during normal, day-to-day use, the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards) or are near the end of their service lives. *Prudence dictates that unsafe conditions are to be immediately reported to any and all persons or entities that may be at risk or to protect persons or property from danger or loss.* Recommendations to correct, or monitor for future correction, the deficiencies reported or items needing further evaluation. Inspectors are not required to determine methods, materials or costs of corrections.

Reasoning or explanation as to the nature of the deficiencies should be reported unless they are self-evident.

Systems and components designed for inspection that were present at the home inspection should be inspected and reported. Should those systems or components not be inspected, the reason(s) they were not inspected should be reported.

The Standards of Practice are not intended to: (1) limit inspectors from including other inspection services in addition to those required in the Standards; (2) designing or specifying repairs, provided the inspector is qualified and willing to do so; and (3) excluding systems from the inspection if requested by the client.

This inspection report is divided into the various systems present in the home at the time of the inspection. These systems may include, but not necessarily be limited to: structural components, exterior, roofing, plumbing, electrical, heating, air conditioning, interiors, insulation and ventilation, and fireplaces and solid fuel burning appliances. The Standards of Practice for each of these specific systems is included as a header at the beginning of its particular section.

There has been no attempt to perform any action or make any determination not specifically stated in the Standards of Practice. The inspector is not required to perform any action or make any determination not specifically stated in the Standards of Practice. Inspections are not

technically exhaustive. Inspectors cannot identify concealed conditions, latent defects or consequential damage(s).

Inspectors are not required to determine the following concerning systems or components: conditions that are not readily accessible; remaining life expectancy; strength, adequacy, effectiveness or efficiency; causes of any condition or deficiency; methods, materials or costs of corrections; future conditions; suitability of the property for any specialized use; compliance with any regulatory requirements including codes, regulations, laws, ordinances, etc; market value or marketability; advisability as to the purchase of the property; presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans including molds or mold-like substances; presence of environmental hazards; effectiveness of any system or method used to control or remove suspected hazardous substances; operating costs; acoustical properties; or soil conditions.

Inspectors are not required to offer or perform any act or service contrary to law; perform engineering services; perform any trade or professional service other than home inspection; or any kind of warranty or guarantee.

Inspectors are not required to operate any system or component that: is shut down or otherwise inoperable; does not respond to normal operating controls; or shut-off valves or manual stop valves.

Inspectors are not required to enter: any area that will, in the opinions of the inspector, likely be dangerous to the inspector or other persons or damage the property; or under-floor crawl spaces (the area within the confines of the foundation and between the ground and the underside of the floor) or attics that are not readily accessible.

Inspectors are not required to inspect: underground items whether abandoned or active; items that are not installed; installed decorative or ornamental items unless they are required for the proper operation of the home; areas that are not entered; detached structures other than if the primary garage or carport; or common elements or areas in multi-unit housing such as condominium or cooperative properties or housing.

Inspectors are not required to: perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property; describe any system not included in the Standards of Practice, if it was not inspected; move personal property, furniture, equipment, plants, soil, snow, ice or debris; or dismantle any system or component unless it is required by the Standards of Practice.

CODE OF ETHICS

This report has been prepared with integrity, honesty and objectivity, so that the client will have the opportunity to be an informed investor. The inspector has no, and does expect to have any, financial interest in the inspected property. No contingency arrangements are dependent upon the report findings or on the sale of the property. No direct or indirect compensation has been paid to realty agents or other parties having a financial interest in closing or settlement of real estate transactions for this inspection or for inclusion on a list or recommended inspectors, preferred providers or similar arrangements. Inspector compensation was limited to one party. If contractors have been recommended as a result of this inspection, it is disclosed that no direct or indirect compensation is or will be received from that contractor by the inspector. Inspector will not repair, replace or upgrade, for compensation, any inspected system or component for one year after the inspection.

All services performed and expressed opinions are based on genuine conviction and only within the inspector's area of education, training or experience. This report has been prepared in an objective manner and there was no known understatement or overstatement of the significance of reported conditions. Inspection results or client information will not be disclosed without client approval. Immediate safety hazards or unsafe conditions may be disclosed to occupants or other pertinent entities when the condition exposes persons to such hazards.

The following items are not inspected, comments may be made for client informational purposes: window screens, shutters, awnings and other seasonal accessories; fences; geological and/or soil conditions; recreational facilities; outbuildings other than if primary garage or carport; seawalls, break-walls and docks; erosion control and earth stabilization measures; antennae; interiors of flues or chimneys that are not readily accessible; other installed accessories; remote control devices; alarm systems and components; low voltage wiring systems and components; ancillary wiring systems and components that are not part of the primary electrical power distribution system; measure amperage, voltage or impedance; heat exchangers; humidifiers or dehumidifiers; electronic air filters; solar space heating systems; window air conditioning units; paint, wallpaper or other finish treatments; carpeting; window treatments, central vacuum systems; household appliances including kitchen, laundry and similar appliances whether installed or free-standing; fire screens and doors; seals and gaskets; automatic fuel feed devices; mantles and fireplace surrounds; combustion make-up air devices; and heat distribution assists, both gravity fed and fan assisted.

Agreement for Home Inspection Services

(A copy of this agreement should be given to client at inspection if client is present)

For and in consideration of the terms of this agreement for Home Inspection Services Alderson & Stroud, LLC, Inspector, and Sample Client, Client, agree to the following:

1. The purpose and scope of this inspection is to provide the *Client* with a better understanding of the property's condition as observed at the time of the home inspection.
2. The *Inspector* agrees to perform a visual inspection of the subject property and to provide the *Client* with a written report identifying visually observable major deficiencies of the inspected systems and components that exist at the time of the inspection. The written report will include the following systems only. *STRUCTURAL, EXTERIOR, ROOFING, PLUMBING, ELECTRICAL, HEATING, CENTRAL AIR CONDITIONING, GENERAL INTERIOR, INSULATION, VENTILATION, FIREPLACES AND SOLID FUEL BURNING APPLIANCES.*
3. The inspection and the report will be performed according to the standards of the American Society of Home Inspectors (ASHI®), and the terms in this agreement shall have the same meaning given them in the ASHI Standards. A copy of the ASHI® standards will be provided at the client's request. The inspection and the report are performed and prepared for the sole, confidential and exclusive use and possession for the *Client*. The *Inspector* accepts no responsibility for the use or misinterpretation by third parties.
4. Systems and items which are *excluded* from the inspection include, but are not limited to the following: recreational playground facilities, geological and soil conditions, sprinkler systems (fire and lawn), solar systems, water wells, below grade septic and drainage systems, forced air furnace heat exchangers, hard wired smoke detectors, wiring not part of the primary electrical distribution systems (including but not limited to: intercoms, telephone, cable TV, low voltage wiring, security systems, audio and computer systems) appliances including portable air conditioning units, and items considered to be cosmetic. Any comments regarding excluded systems and items are for information only and are not part of the inspection. The presence or absence of pests including visible wood destroying insects is excluded from this inspection, except where noted for informational purposes. The *Client* is urged to contact a reputable and licensed specialist if identification and extermination of the excluded pests is desired.
5. The *Inspector* is not required to move personal property, debris, furniture, equipment, and carpeting or like materials which may impede or limit visibility. Concealed or latent defects are excluded from the inspection. Equipment and systems will not be dismantled. The inspection is not intended to be technically exhaustive, nor is it a compliance inspection for any governmental codes or regulations.
6. The inspection and the report do not address, and are not intended to address, the possible presence of, or danger from asbestos, microbial growth, radon gas, lead-based paint, urea formaldehyde, soil contamination, absence, presence, or condition of buried oil storage

tanks, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially hazardous substances and conditions. The *Client* is urged to contact a competent specialist if information, identification or testing of the above is desired.

7. Neither the inspection nor the inspection report is a warranty, expressed or implied, regarding the adequacy performance, or condition of any inspected property, system, or item. Client acknowledges that the condition of inspected property, system or item, is subject to change after the report is issued. The inspection and report are not intended to reflect the value of the premises or to make any representation as to a recommendation or non-recommendation of purchase or suitability of use. The inspection and report are only intended to express the opinion of the inspector based on a visible inspection of accessible portions of property, systems and items of existing conditions, at the time of inspection.
8. The parties agree that the maximum liability for the *Inspector* arising from the failure to perform any of the obligations stated in this agreement *SHALL NOT EXCEED THE FEE PAID FOR THE INSPECTION*.
9. Payment is due upon completion of the on-site inspection, unless other arrangements are made.
10. This agreement represents the entire agreement between the *Inspector* and the *Client*. No change or modification shall be enforceable against either party unless such change or modification is in writing and signed by all parties. This agreement shall be binding and enforceable by the parties, and their heirs, executors, administrators, successors, and assigns.
11. Any matter concerning the interpretation of this Agreement, the Inspection Report or any claim based upon either of them shall be subject to mediation between the *Inspector* and the *Client* or failing such mediation shall be resolved by arbitration accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, except for the rules pertaining to the arbitrator selection. The three (3) arbitrators should have knowledge of the home inspection industry and one arbitrator must be a member of ASHI® or Arkansas Association of Real Estate Inspectors (AAREI) with at least five (5) years of Home Inspection experience.

Client has read this entire Agreement and accepts and understands this *Agreement* as hereby acknowledged with the receipt of this report, whether signed or not.

Client

Date

Inspector

Date