



PLEASE READ. SOME OF THE INFORMATION BELOW MAY OR MAY NOT PERTAIN TO YOUR INSPECTION. THESE ITEMS ARE FOR YOUR INFORMATION. IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE CONTACT THE OFFICE.

Important Information / Limitations: Inspection Overview

We strive to perform all inspections in substantial compliance with the Internachi Standards of Practice. As such, we inspected the readily accessible, visually observable, installed systems and components of the structure as designated in the Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive nor quantitative.

There may be comments made in this report that exceed the required reporting of the Standards of Practice, these comments (if present) were made as a courtesy to give you as much information as possible about the home. Exceeding the Standards of Practice will only happen when we feel we have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection, and any comments made that do exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period, to determine a total cost of said repairs and to learn of any

additional problems that may be present during these evaluations that were not visible during a "visual only" Home Inspection.

This inspection is not equal to extended day-to-day exposure and will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of inspection only, and expire at the completion of the inspection. The limit of liability of the Inspection Company and its employees, officers, etc. does not extend beyond the day the inspection was performed. As time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into crawl spaces or basements, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice, and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the home and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report and should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home and expected repair costs. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they may cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them.

Important Information / Limitations: Notice to Third Parties

Notice to Third Parties: This report is the property of Avalon Home Inspections Inc and is Copyrighted as of 2018. The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contains the scope of the

inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Important Information / Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers / dryers, storm doors and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. We don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation including water damage to the structure.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying insects or organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide(unless additional testing was requested and we offer said services).

Important Information / Limitations: Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Professional" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If we recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems, or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information / Limitations: Thermal Imaging Information

LMT - An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to us to schedule this service for an additional fee.

Important Information / Limitations: Personal Belongings/Materials/Coverings Information

LMT - Personal belongings/materials/coverings are not moved or altered in any way. These items can block visual accessibility of several items throughout the home, including but not limited to: wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk through or at some point after these belongings have been removed.

Important Information / Limitations: Older Home Information

LMT - Homes over 50 years of age and all components and items of a home have a finite life span. Therefore repairs or replacement of items should be expected and anticipated in the future due to the age of the home alone. Homes of this age were not constructed to today's standards and the home's items and components will be inspected based on their functionality and lack of damage, not how they measure up to today's standards. Lastly a home inspection does not address code compliance, and today's codes have drastically changed in comparison with the codes that were in place when this home was constructed. *To learn more about how this home could be improved in regards to today's safety or construction standards, a general contractor, licensed electrician and other licensed professionals should be consulted and do further evaluations.*

As well, older homes often have concerns that are not readily accessible and visible (concealed behind walls, ceilings, floors, covered with carpet, buried under insulation, etc.). When renovations and repairs are performed, these "hidden" concerns may become visible and require additional and unforeseen repair work. Every effort is made during this inspection to discover all concerns; however, it is impossible to discover every defect that may be present, especially in older structures. Concerns that are not readily visible at the time of this inspection cannot be commented on and are specifically exempt from this inspection.

Important Information / Limitations: Pre Listing Inspection

Pre Listing home inspections are performed for the home owner selling the home and are inspected according to standards and practices. The comments made in this report were based on the condition of the home at time of inspection. There is no warranty from the inspection company. For a fee, our company can return and review the inspection, or inspect the home again. The proposed buyer can hire a different inspector if desired. Different inspectors can find different things sometimes at the same home. My inspection company is not responsible for any discoveries included or not found. As this inspection report ages, the condition of this home and its components can change. It is a pleasure serving you.

Important Information / Limitations: Zip-Level Information

LMT - A Zip-Level (altimeter) may have been used during this inspection to "gauge" the levelness of the floor(s). There are no known "Standards" that state acceptable tolerances or variances for how much floors can be un-level. Floor(s) are designed and constructed to be level, and when not, a construction error or deficiency is most likely responsible. Due to our experience, we place un-level floors into three categories to try and add some context.

Minor - The floor(s) were within .5" of level where tested.

Moderate - The floor(s) were .5" - 1.25" out of level where tested.

Significant - The floor(s) were greater than 1.25" out of level where tested.

We recommend consulting with a P.E. (Licensed Structural Engineer) regarding any references found in this report to the floor(s) being un-level.

Important Information / Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible and these conditions or damage is excluded from this inspection.

QUALITATIVE vs QUANTITATIVE - A home inspection is not quantitative, when multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present" etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. This is not a technically exhaustive inspection.

REPAIRS VERSUS UPGRADES - We inspect homes to today's safety and building standards. Therefore some recommendations made in this report may have not been required when the home was constructed, and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the occupants of the home. Any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the home's items and components. Although, we will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of ALL the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting <https://avalonhomeinspections.net/life-expectancies/>

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by the Standards of Practice. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.

Please acknowledge us once you have completed reading this report. At that time we will be happy to answer any questions you may have, or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Important Information / Limitations: Partial Inspection Conducted

IF A CLIENT DECIDES TO HALT AN INSPECTION: The client(s) may decide to stop the inspection prior to completion, due to initial findings. Any items not included in, or reported on, in this report are excluded from this partial inspection, and any comments made on items in this report should not be considered an all-inclusive listing of deficiencies due to this partial inspection. This partial report will not satisfy all of the reporting requirements of the Standards of Practice. This will also result in a cancellation fee.

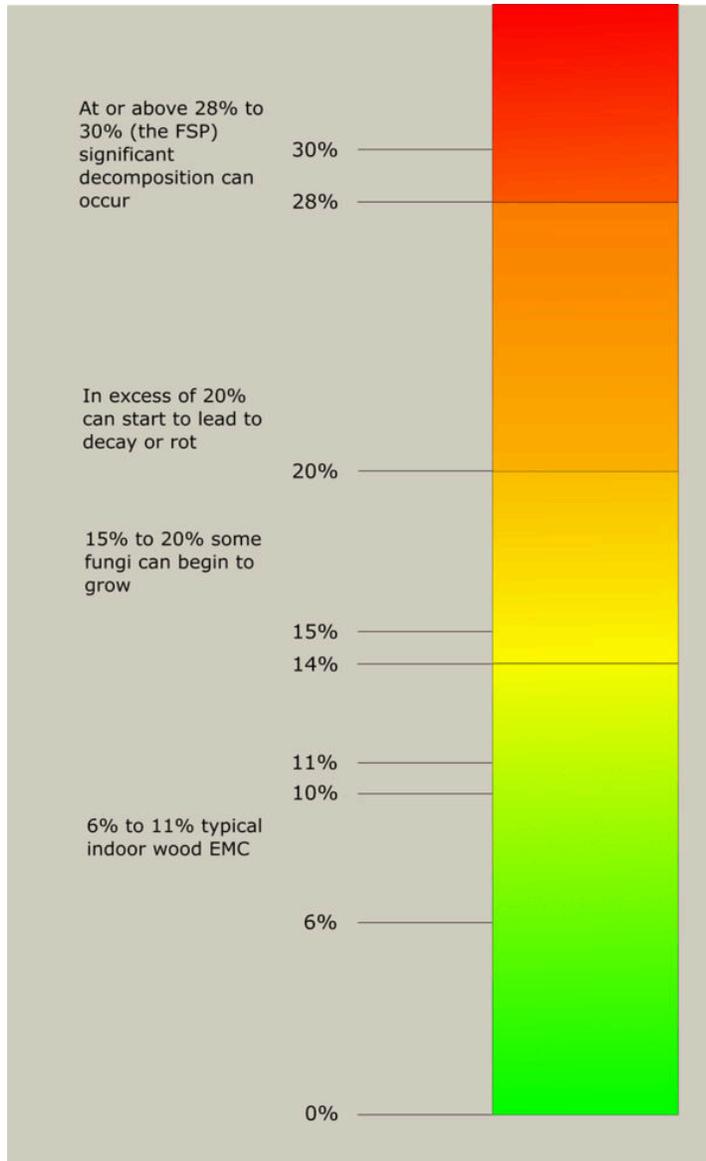
Important Information / Limitations: Detached Item(s) Present

EXCL - Only items and components directly and permanently attached to the structure are inspected according to the Standards of Practice, and most of these items are only required to be reported on with their respected affect on the structure. This home may contain detached patios, stairs, decks, retaining walls, outbuildings, fireplaces, pools/spas and related equipment, etc. If comments are made with regard to these items, any comments should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies. If any detached items are of concern, an evaluation of these items should be conducted by qualified individuals prior to the end of your inspection period.

Important Information / Limitations: Moisture Meter Information

FYI - A moisture meter was used where necessary to confirm or rule out the presence of moisture. Any pictures including a moisture meter should be seen as qualitative readings only, as it will be the job of repair contractors to determine the quantifiable readings of moisture, the extent of the moisture, and its source. Rule of thumb reading are as follows:

- 16-19% - Fungal growth and mold can grow, thrive, and produce spores.
- 20-26% - Wood Decay begins.
- 27%+ - Wood Decay rapidly accelerates.
- 30%+ - FSP The fiber saturation point has been reached and the wood is fully saturated with water/moisture.



Important Information / Limitations: Limited/Individual Component Inspection

As agreed in the Pre-Inspection Agreement, this is a Limited/Individual Component Inspection only consisting of an inspection of the referenced area(s) and or component(s). Some comments may be made in relation to other systems or items of the home if they affect the listed individual component. Any comments made in regards to items not listed in this paragraph were done so as a courtesy, and the referenced deficiencies should not be viewed as an all-inclusive listing of deficiencies with these items.

Important Information / Limitations: Recently Remodeled Home (Flip) Information

This type of work may conceal certain conditions such as settling and movement, water damage, wood destroying insect damage and infestation, mold, electrical issues, plumbing issues, signs of water entry, or other risks. Further investigation is recommended.

Important Information / Limitations: Remodeling/Additions Information

Signs of major remodeling, renovations, and/or additions being added after original construction may be present. This work may or may not have been performed by licensed contractor(s) with proper permits and code inspections, or in a workmanlike manner, etc. I suggest verifying with the seller and local code authority to determine if this work was done properly and that it conforms to the building standards applicable at that time.

FYI - I also recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, additions, renovations, change-outs, etc. which is not a part of my inspection process.

Important Information / Limitations: Investor Inspection Conducted

FYI - As agreed prior to the inspection, this was not a full inspection of the home with a listing of all defects included. This inspection was conducted to only look for large, significant deficiencies with the home. This report will only report on the roof structure and covering, main HVAC components, main electrical components, plumbing components, and the structure of the home. This inspection will not satisfy the requirements for the Standards of Practice. Multiple deficiencies should be expected to be found that were not included in this report.

Important Information / Limitations: "Blue Tape" Walk through Information

FYI - Due to this inspection focusing on safety and the functionality of the home's items and components, I recommend conducting a "blue tape" walk through of the home prior to closing. These types of walkthroughs are typically done at the end of a new construction build. A "blue tape" inspection/walk through is your opportunity to mark or designate areas that may have cosmetic blemishes or damage that you would like the builder to address prior to closing. Cosmetic blemishes and/or damage will not be included in this report.

Important Information / Limitations: Planned Remodeling

FYI - It is my understanding that this property is being considered for extensive remodeling. Please remember that a home inspection is non-invasive, is not technically exhaustive, and is limited to visible portions of the home only. Removal of wall, floor, and ceiling coverings may, and more than likely will reveal concealed and latent defects that could not be found during a home inspection, and these concealed and latent defects are excluded from this inspection. Unexpected repairs should be anticipated and planned for.

Important Information / Limitations: Apartment Style Condominium Information & Limitations

This unit was a multi-family apartment style condominium which may contain common areas such as breezeways, parking areas, walkways, attic spaces, etc. These areas as well as the exterior of the units themselves and the roof are maintained by the HOA or management company. Due to these areas being managed by another party the condition of these items are excluded from this inspection, although some comments may be made in relation to these items as a courtesy, this should not be considered as an all-inclusive listing of deficiencies.

Important Information / Limitations: Re-Inspection Information

This re-inspection will adhere to all the terms and conditions agreed to in the original Inspection agreement, and only those items that were designated in the Repair Proposal will be re-evaluated for their condition.

The excerpts from the original inspection will be used, and the comments will be amended to with **Red text (unsatisfactory)**, or **Green text (satisfactory)**, describing the current condition.

These repair verifications are visual only, and some repairs may have been conducted in an invasive manner, and in these instances the full repair, or extent of the repair may not be fully visible or verifiable. For this reason, it is highly recommended that you obtain a copy of the repair contract or invoice from the seller(s) for warranty purposes. My company does not guarantee repairs from service providers. I only reinspect to determine whether or not the repairs were performed or attempted from a visual perspective.

Important Information / Limitations: HOA Maintained Exterior

FYI - The exterior or portions of the structure may be maintained by, and the responsibility of the HOA. I recommend consulting with your realtor, the seller(s), and or the HOA to determine what portions of the exterior are your responsibility.

Important Information / Limitations: Comment Key - Definitions

This report places deficiencies into three categories; **Priority Repair**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

Priority Repair - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to the end of your contingency period.

Marginal Defects - Items or components that were found to include a safety hazard, or a functional or installation related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include FYI items that could include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are in our professional judgement and based on what we observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations made in each comment is more important than the categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible, and/or other reasons. Please read the corresponding comment for more information.

SFTY: Safety Concern - The item, system, area, or component represents a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life, but was still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repairs or replacement costs can represent a major expense; i.e. HVAC systems, Water Heaters, Plumbing pipes, Aged wiring and electrical panels, etc.

Important Information / Limitations: Please Leave a Google Review!

Thank you for choosing Avalon Inspections! It was our pleasure to assist you with your inspection needs in your home buying process. Please click the link below or scan the QR code and leave us a review. Don't forget to include your inspector's name! We love to hear from our clients through their reviews and receive feedback on our work.

[Google Review](#)



Important Information / Limitations: Repair Request Builder

Please click the following link for a video walkthrough on how to use the "Repair Request Builder" tool. This is for Agents/Clients to use to build a list of items to send to sellers or contractors. This is a user friendly method to refer 3rd parties to certain sections of the report that need further evaluation, discussion, etc.

[Repair Request Builder](#)

Important Information / Limitations: Multiple Units or Buildings

Multiple units and/or buildings were inspected at this property. With this in mind, please note that all comments and pictures will include a location that indicates both the unit/building and the room where the comment or picture was found.

Warranty Information: Warranty Information

Don't Forget Your FREE WARRANTIES

****Must Sign Up Before Closing****

Did you know you can get free warranty protection with your home inspection???

Avalon Home Inspections believes in protection with the inspection, and via HWI we provide complimentary 90-day warranty coverage for our customers. We also provide a free 30-day home warranty option via Guard Home Warranty.

Why do we offer warranty protection to you? Avalon Home Inspections cannot guarantee future performance of appliances or mechanical systems and things can break after the inspection. Failure to mechanical systems or appliances could cost you hundreds to thousands of dollars.

These complimentary warranty programs do not have an age restriction on appliances, offer you the ability to use your own contractor, provide 24/7 claims service, and give you the ability to purchase enhanced long-term warranty coverage.

SOME PEACE OF MIND CAN COME WITH FREE HOME WARRANTY PROTECTION, but you must activate the complimentary home warranty of your choice by going to the website on the flyer or scanning the QR code, otherwise there is no warranty coverage.

The HWI 90-day warranty must be activated prior to closing, otherwise there is no warranty coverage. Included with the HWI complimentary 90-day warranty you will also get an Executive Level Moving Experience, with a dedicated moving consultant. This moving experience is traditionally provided for executives of Fortune 500 companies as part of a relocation package, but with the HWI/ONIT program you will get the same level of service as some of the top executives in the country. Your dedicated moving consultant will assist in activating your complimentary HWI 90-day warranty and can help you with many of your moving needs.

Click here to activate the HWI Home Warranty:

<https://www.homewarrantyinc.com/ipp-order>

AHI also secured a free 30-day home warranty trial with Guard Home Warranty. The Guard Home Warranty must be activated within 6 months of the home inspection.

Click here to activate the Guard Home Warranty:

<https://guardhomewarranty.com/avalonactivation>

You are trusting Avalon to inspect your home and give you great advice and today we are strongly recommending you activate the complimentary home warranty coverage of your choice shortly after your inspection.

Activating your complimentary warranty is 100 percent free to you and it can do nothing but help you!!

14-month coverage

INITIAL COVERAGE TERM

\$100 deductible

per incident, due at the time of service

Choice of qualified contractor

COMPLIMENTARY Home Concierge

FREE No-strings Seller Listing Coverage
(up to 6 months)

Cash-out Option on Claims

LIVE Call Answering



**Ask Your Rep About Electronics
& Smart Home Protection** (optional)

*See the reverse side
for plan coverages*



Scan the QR code to register your warranty today!

Or visit homewarrantyinc.com/register

Other ways to register:



(877) 977-4949



(866) 977-4949



homewarrantyinc.com



info@homewarrantyinc.com



Contact me for all of your
Home Warranty needs!

Brialle Veldman

Regional Sales Manager
East AL and GA



(712) 470-6521

(877) 977-4949 x277

briallev@homewarrantyinc.com



Did you know?

Spanish language materials are available!

nahrep

HPP-11/13/2024

Home Protection Plan

2024-25

Covered Items	Executive Plan		Core Plan
	Base \$895	BUYER Base \$595	SELLER Base FREE
Heating Units Cooling Units Air Exchanger Ductwork Water Heater (including tankless)	●	●	\$75
Interior Plumbing	●	●	●
Plumbing Stoppages	●	●	●
Interior Electrical Wiring	●	●	●
Sump Pump	●	●	●
Garbage Disposal	●	●	●
Central Vacuum	●	●	●
Garage Door Opener	●	●	●
Trash Compactor	●	●	●
Built-In or Over-the-Range Microwave	●	●	●
Kitchen Refrigerator w/ Icemaker	●	●	●
Dishwasher	●	●	●
Range, Oven or Cooktop Stove	●	●	●
Clothes Washer & Dryer	●	●	●
Complimentary Home Concierge (must be selected during registration)	●	●	
SurgeShield® (appliances only)	●	\$84	
SurgeShield® Plus (appliances & electronics)	●	\$144	
Buyer Premium Upgrade (details at right)	●	\$75	
Enhanced HVAC Plus (details at right)	●	\$100	
Water Softener	●	\$50	
Jetted Bathtub	●	\$60	
NEW! Exterior Water & Gas Lines	●	\$120	
NEW! Lawn Sprinkler System	●	\$40	
NEW! Gas Fireplace	●	\$40	
NEW! Wine Refrigerator/Beverage Cooler	●	\$40	
Undetectable Pre-existing Conditions	Available	Available	
More Optional Items			
Septic System Pumping/Septic Tank & Pump	\$75	\$75	
Well Pump	\$95	\$95	
Limited Roof Leak Repair	\$100	\$100	
Limited Slab Leak Repair	\$100	\$100	
Pool or Spa	\$200	\$200	
Extra Kitchen/Laundry Appliances	\$50 ea.	\$40 ea.	
Extra Water Heater	\$75	\$60	
Extra Heating or Cooling Unit	\$100	\$75	
Extra Heat Pump	\$150	\$125	
Multi-Unit Pricing			
Duplex	\$1,180	\$880	
Triplex	\$1,456	\$1,165	
Quadplex	\$1,750	\$1,450	
New Construction Coverage Pricing			
Years 1-4	\$1,200	\$800	
Years 2-4	\$975	\$650	

See optional add-on coverage pricing above



\$25 Military / Veteran Discount Available

Buyer Premium Upgrade

- Haul away and disposal
- Failures due to lack of routine maintenance
- Code violations/permits
- Expansion tanks
- Toilet replacement
- Failures due to sediment or scale
- Bathroom exhaust fans
- Dish racks, rotisseries, rollers
- Window AC units
- Appliance handles or knobs
- Emergency Window Air/ Portable Heating Units/ Emergency Lodging (max. of 5 nights lodging)

Enhanced HVAC Plus

- Adds up to \$2,500 in HVAC coverage to Buyers Core Plan (included in Executive Plan)
- Haul away and disposal
- Failures due to lack of routine maintenance
- Condensate pump
- Crane use
- System modifications to bring non-failed parts into R410A (or similar) compatibility
- Initial refrigerant charge up to \$20/lb
- Refrigerant conversion due to EPA recommendations/recapture/reclamation
- Labor concessions for items under manufacturer's warranty

REGISTRATION

See reverse side for details!



Scan to review all plan terms, conditions, available coverage, limitations and exclusions—or visit homewarrantyinc.com/terms. This plan does not cover all situations.



**Moving
made easier**

**Receive an
Executive-Level
Moving
Experience**

with Home Warranty's **FREE**
90-day limited warranty
and concierge services!

ACTIVATION REQUIRED with your *Direct Connect Consultant*

**Protect your home and appliances
with the Inspector Protection Plan:**

- | | |
|---|----------------------------------|
| Range/Oven/
Cooktop Stove | Water
Heater |
| Kitchen
Refrigerator
and Ice Maker | Dishwasher |
| Built-in or Over-
the-Range
Microwave | Heating
Unit |
| Garbage
Disposal | Cooling
Unit |
| Clothes
Washer | Interior
Plumbing |
| Clothes
Dryer | Interior
Electrical
Wiring |
| | Sump
Pump |

**Activate the limited warranty with
your Direct Connect Consultant, who
will help establish the following:**

- Utility connections** to ensure your home is move-in ready
- The best **internet, TV, and phone services** at your new home
- Smart home security and automation** to protect your new investment and maximize homeowner's insurance discounts
- Homeowner's insurance quotes** that could save you hundreds of dollars
- Securing competitive **bids for moving services** to ensure your relocation is easy and affordable
- Surge protection** for appliances and your home's most critical electronic devices
- Re-key services** to ensure there are no keys to your new home floating around

**Ask your Consultant about extending
coverage for 14 additional
months!**

**Need additional home services or
providers? Just ask!**



**Scan QR code to activate your
FREE 90-day limited warranty
with your Consultant!**

Or visit <https://bit.ly/IPPactivate>



**Warranty and concierge services
must be activated prior to closing!**

This limited agreement is serviced and underwritten by Home Warranty of the Midwest, Inc. and is complimentary through your home inspector as a part of your paid and completed home inspection.

IPP-04/15/2024

**Questions?
Call (877) 851-0065**



Visit homewarrantyinc.com/TTC to review all plan terms and conditions for coverage, limitations, and exclusions.

LIMITATIONS/EXCLUSIONS

Important Information / Limitations: Settlement Cracking Information & Limitations

IMPORTANT - PLEASE READ - Some degree of interior and/or exterior wall crack(s) may be found at this property, and they are reported on by their presence and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a cracks severity, cause, or whether it has been recently active. Only a Structural Engineer can render a judgement on a cracks severity, cause, and repercussions and they should be consulted as desired. Foundation contractors are in the business of making money, and they will typically quote repairs for any crack or indications of settlement, regardless of its severity. Therefore if you would like ANY referenced cracks evaluated, quoted, or repaired, a foundation contractor or other qualified tradespeople should be consulted prior to the end of of your inspection contingency period.

Cracks can be present on brick veneer, foundation walls, drywall in the home, etc. I typically find some degree of cracking on over 50% of the homes I inspect. Several conditions can lead to the formation of cracking.

- Typical cracking can occur in the first five years after a home is constructed as the soil is considered "disturbed earth". The weight of the structure will bear on this graded/disturbed soil, and the soil will compact allowing for "settlement" or movement of the home. After approximately five years the soil is once again considered "undisturbed earth", and the majority of the settlement has taken place. Some settlement can still occur after this five year period, but typically not to the degree that occurred in the first five years.
- Other conditions and deficiencies can also allow for settlement or movement, including but not limited to; excessive rain, drought conditions, improper grading surrounding the structure, inadequate footer drains, the composition of the soil, the floor structure design, etc. Cracks or movement associated with these conditions typically will require some degree of repairs.

I look for several conditions in association with cracks on foundation walls or veneers, and if any of these conditions are observed, the crack will be described as being outside of normal tolerances, and further evaluation will be recommended; (1.) *Lateral Displacement* - When you rub your hand over the crack is one side of the wall juttred out in comparison with the other side. (2.) *The width of the crack's "gap"* - Typically any crack over 1/4" in width should be evaluated. (3.) *A tapering gap* - A crack that starts

out over 1/4" in width and tapers to a hairline crack may show differential settlement.

(4.) *The number of cracks* - if there are several cracks that are all within normal tolerances, it's the culmination of all the cracks that is important. (5.) *Multiple cracks on drywall/plaster* - Multiple cracks over window and door opening or on ceilings may be associated with settlement, thermal expansion, expansion/contraction of differing building materials, etc. (6.) *Visible settlement associated with the crack* - When the mortar line is followed across a crack, if a "drop" is observed with brick or block, evaluation will be needed.

All cracks initially start as a small crack, which is another reason I can not render an opinion on a crack's severity. Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

Important Information / Limitations: Incomplete Installations/Construction

FYI - "incomplete" state of installation or construction, and some deficiencies noted in this report may be rectified once these items are completed.

Important Information / Limitations: Structure In State of Disrepair

We make every effort to accurately document the condition of the structure and its items and components, however, with a structure in this condition, generalizations may be used with a recommendation of further evaluation and repairs as needed by licensed professionals, instead of a listing of every occurrence of every defect. These recommendations for further evaluations should be followed to determine a true cost of repairs, as it is very likely additional problems will be found.

Important Information / Limitations: Remodeling Taking Place During Inspection

Some deficiencies found in this report may be repaired or rectified at the completion of this remodeling work. I recommend evaluating these areas during your final walkthrough of the home, as well as obtaining "finishing" quotes from applicable contractors to determine a true cost of completion of these remodels, prior to closing.

Important Information / Limitations: Log Home Limitations

LMT - The inspection of log timbers is conducted by a visual examination looking for any areas of damage, decay, or checking in an effort to determine the presence of wood decay. Any areas of suspected decay will be probed. These techniques are not technically exhaustive and will not reveal the presence of wood decay hidden in inaccessible places, such as log cores and/or the intersections of log walls. For this reason, locating hidden decay in logs/timbers incorporated into the structure of log homes lies beyond the scope of this General Home Inspection.

Modern caulk-like sealant and its supporting substrate, together commonly known as "chinking," have certain requirements for proper application including but not limited to proper backing and sealant materials and installation and minimum sealant thickness which can be verified only before or during the application process and are not visible after completion of the chinking application process. The chinking application process was complete at the time of the inspection and I disclaim these and any other conditions relating to materials and/or installation of the chinking sealant which were not visible at the time of the inspection.

Important Information / Limitations: Solar Panels Excluded

EXCL - Solar panels and related electrical equipment were present at this structure and were not inspected as they lie outside the scope of a home inspection. An electrician can be consulted as desired to learn of proper installation and integration with the original electrical system. The proper installation of the panels themselves and the performance of any related electrical equipment is excluded from this inspection.

Important Information / Limitations: Heavy Personal Belongings - Hoarding-Like Conditions

Hoarding-like conditions carry the same weight as personal belongings being present, if not more so. These personal belongings were not moved or altered in any way, and blocked visual accessibility of several items throughout the home, including but not limited to: wall and floor surfaces, receptacles, air registers, closets, cabinet floor and wall surfaces, undersink plumbing, windows, doors, etc. This inspection is limited to visual portions only. It is highly recommended that you evaluate these areas for defects during your final walk through or at some point after personal belongings have been removed, as reportable conditions could be present at these areas.

Important Information / Limitations: Short-Term Rental Inspection

Only items needed to be corrected in order for the county to sign off on the short-term rental application will be called out as deficiencies as these may affect the application. All other deficiencies will be excluded from the report.

Utilities Not On at Time of Inspection

During the inspection process, referenced utilities were not activated or available for comprehensive testing. This limitation prevents a complete evaluation of the properties (electrical, plumbing, heating, and other utility systems). Without active utilities referenced, critical systems cannot be fully assessed for functionality, safety, and potential defects.

Per the inspection agreement, the inspector is not permitted to activate any utilities. It is recommended that the seller have the referenced utility turned on and a re-inspection be scheduled to evaluate all systems, components and appliances dependent on that utility for proper operation.

Recommend Checking Permits

FYI- Alterations have been made to this home. In many cases, alterations such as additions or permanent attachment of exterior structures (decks, stairs, etc.) may negatively affect the value of the property. Also, depending on the alterations, additions may need to be removed or demolished for resale or when moving the home. Electrical and/or plumbing systems may need to be restored to their original condition and configuration. Warranties may be voided. The client should make every attempt to verify that permits were applied for and granted by local municipalities as needed for all alterations.

Multiple Cosmetic Deficiencies

Multiple cosmetic deficiencies(normal wear/tear) are typically present at any home. A home inspection does not cover cosmetic deficiencies, but rather reports on significant deficiencies of the major components and items of the home. It is recommended that appropriate trades people do follow up evaluations, so that you can learn of the full remodeling or upgrade costs that will be associated with this home due to cosmetic deficiencies. Any cosmetic or minor deficiencies mentioned in this report should not be considered an all-inclusive listing of these items.

Additions

FYI - The structure may show indications of addition(s) being added after original construction. This work may or may not have been performed by a licensed contractor(s) with proper permits and code inspections.

If present, I recommend inquiring with the seller(s) as to permits for the addition(s), and viewing the municipal inspection records and permit information for this property. These records (if present) may contain information on any upgrades, additions, renovations, change-outs, etc. which is not a part of my inspection process. I also recommend verifying with the local code authority that this work was done properly and that it conformed to the building standards applicable at that time.

Structures in Heavy States of Disrepair

The structure may be in some state of disrepair at the time of inspection. I make every effort to accurately document the condition of the structure and its items and components, however, with a structure in this condition, generalizations may be used with a recommendation of further evaluation and repairs as needed by licensed professionals, instead of a listing of every occurrence of every defect. These recommendations for further evaluations should be followed to determine a true cost of repairs, as it is very likely additional problems will be found.

Garage Door Resistance - Not Tested

EXCL - The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection.

Roof Limitations

LMT - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Attic Limitations

Depending on the shape and style of the attic space, or if any remodeling has taken place, the attic inspection may be limited or non-existent. Some attics have low roof pitches, be in closets only, have an A frame shape, or be converted to living spaces. Also, roof trusses are not traversed as they are more likely to be unsafe for the inspector to walk across.

Foundations

If conditions are safe, foundations are inspected based on type and according to whatever finishings may be present, inside or outside the property. Slab foundations are typically reserved to the perimeter and top portion if coverings are not present to visually assess. It is also inspected for any sloping or inconsistencies. Finished or partially finished basements are inspected for deficiencies but may be limited due to coverings.

Shower Pans and Overflows

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. Shower pans are not tested for leaks as this would be a technically exhaustive test. The only way to test shower pans for leaks is to block off the drain and fill the shower pan with 1-2" of water, looking for leaks on drywall or framing below, which would cause damage to the home. Therefore the shower is operated as normal and the areas under the bathroom are examined for indications of leaks. These pans are known to leak and can potentially be a major expense to correct. A licensed plumber should be consulted if more invasive testing is desired.

Extended Vacancy Plumbing

FYI - Depending on how long the home has been vacant, the plumbing system can be affected. Rubber seals in fixtures, faucets, and valves need water in contact with them

to remain pliable. A lack of water can cause them to dry out, and eventually leak. The same concept applies to waste and drain pipes, while water was run through all drains in the home, the introduction of paper and solid waste may allow clogs to develop that were not present at the time of inspection. I can not replicate lived-in conditions during an inspection. Due to this a sewer camera inspection is recommended as well as anticipating potential leaks at valves in the future.

Septic Systems

FYI - The evaluation of septic systems lies beyond the scope of a home inspection. I recommend consulting with the sellers in regards to how the system has been maintained. Sources vary on this, but tanks are recommended to be pumped every 4-7 years depending on the occupant count of the home. **If maintenance records or invoices are not present for this time frame, it is recommended to have the tank pumped.** As well, the local county or municipality building department may have a site drawing on file for the location of the tank and drain field.

Private Water Components/Wells and Filters

LMT - There were private water components present at the home (tanks, pumps, filtration systems, etc). These components were not inspected for their design or proper installation, but rather their functionality will be determined by operating faucets throughout the home. Well systems are also outside the scope of a home inspection. If a more thorough inspection of these components is desired, I recommend contacting a licensed plumbing contractor.

Irrigation and Sprinkler Systems

EXCL - The testing of irrigation systems and sprinklers is beyond the scope of a home inspection. Any such systems or components were not inspected and are excluded from this inspection.

Slab and Basement Plumbing

LMT - The majority of the plumbing is not visible on homes with a slab foundation as the pipes are run under the slab and behind finished walls. Any mention of water distribution pipes or waste and drain pipes relates to visual portions only. Portions of the water distribution lines and waste and drain pipes are not visible due to finished ceilings or drop ceiling tiles being present in finished or partially finished basements. Any pipes, behind or above these areas are not visible and are excluded from this inspection.

Generators and Low Voltage Electrical

Generators and their respective panel(s) are beyond the scope of a home inspection and are excluded from this inspection. Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc. The confirmation of proper operation and wiring is recommended to be confirmed by a licensed electrician prior to closing.

Specialty Electrical Equipment

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Elevators

Elevators are outside of the scope of a normal home inspection. However we will recommend that these are serviced annually. If the home owner has not had an Elevator serviced within the last twelve months period we will recommend that a service is performed.

Dehumidifiers/Humidifiers/Electric Air Cleaners/Air Purifiers

EXCL - The inspection of dehumidifiers, humidifiers, air purifiers and electric air cleaners is beyond the scope of a home inspection and any such units are excluded from this inspection.

Window A/C Units

EXCL - There were window-style AC unit(s) present as a cooling source. Window-style AC units are not tested during a home inspection due to being considered an unattached, temporary component of the home, and their functionality is excluded from the inspection. Any windows containing AC units are not able to be tested for functionality as the AC unit would have to be removed.

HRV Systems

EXCL - An HRV (heat recovery ventilation system) was present at the home. The functionality and proper design of these systems lie outside of the scope of a home inspection, and therefore the system is excluded from this inspection. I recommend having this system evaluated by an HVAC contractor prior to the end of your inspection contingency period.

Temperature/Conditions

Per InterNACHI standards, certain systems cannot be tested in certain weather conditions. Cooling systems are not operated or tested due to outdoor temperatures being below the recommended minimum of 65°F. Operating the air conditioning system in cooler conditions can result in improper refrigerant pressures and potential compressor damage. Cooling performance could not be verified. Recommend testing the system once appropriate weather conditions allow or having it evaluated by a qualified HVAC professional. The heating function on an electric heat pump is **not tested** due to high outdoor temperature, more than 80 degrees. Testing could have caused damage to the unit. We recommend the unit is tested and serviced before the warmer season. Efficiency is tested by comparing supply and return ducts for a certain differential to confirm it operates to a satisfactory condition. If a return duct is not found or not present in a certain area of the property, we are not fully able to confirm its efficiency.

Thermostats

Assuming the thermostats are powered, does not have a program or hold, and is accessible, some limitations still apply. Some thermostats are not programmed with the ability to test the emergency heat function if it applies to the system.

Remote Dampers

FYI - The remote damper control for the HVAC system is outside the scope of a home inspection and was not tested for functionality. This component and its operation are excluded from this report.

Pilot Lights

Pilot lights for any gas system or appliance are not lit during the inspection as there are specific igniting instructions that must be closely followed for safety, and these ignition steps vary from manufacturer to manufacturer.

Environmental Concerns

If any environmental concerns are observed during the inspection, further evaluation and testing is recommended. This may include but is not limited to: Radon Testing, Mold/Indoor Air Quality Testing, Pest Evaluation, Lead Based Paint Testing, Asbestos Testing, or Sewer Scoping. If this testing is declined, the client(s) are solely responsible for any required remediation and/or resulting damages, including, but not limited to, any effects on health, due to the environmental concern at the property. The client(s) release, indemnify, hold harmless and forever discharge The Inspection Company from any and all claims, liabilities, or causes of action of any kind that the client(s) may now have or at any time in the future may have resulting from the presence of one or more of the listed environmental concerns listed above at the property.