



Inspection Report

Jonathan Bartel

Property Address:
3 Elderberry Ct
Durham NC 27703



AA Home Inspections LLC

Anthony (Tony) Alderman 2713
Tony Alderman
103 E Delafield Av
Durham NC



Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Structural Components](#)

[2 Exterior](#)

[3 Roofing](#)

[4 Plumbing System](#)

[5 Electrical System](#)

[6 Heating](#)

[7 Central Air Conditioning](#)

[8 Interiors](#)

[9 Insulation and Ventilation](#)

[10 Built-In Kitchen Appliances](#)

[General Summary](#)

[Invoice](#)

[Inspection Agreement](#)

Date: 2/17/2010	Time:	Report ID:
Property: 3 Elderberry Ct Durham NC 27703	Customer: Jonathan Bartel	Real Estate Professional: Christine Danko

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of Home:
Single Family

House built in:
1998

Home Discription:
One Story

Occupied:
Yes

Client Is Present:
Yes

Weather:
Clear

Temperature:
below 40

Rain in last 3 days:
Yes

1. Structural Components

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Built on concrete slab

Wall Structure:

2 X 4 Wood

Ceiling Structure:

Engineered wood trusses

Roof Structure:

Engineered wood trusses

Method used to observe attic:

Walked

Columns or Piers:

Exterior wood columns

Attic access:

Pulldown ladder

Attic storage:

Lite storage

Inspection Items

1.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected

1.1 WALLS (Structural)

Comments: Inspected

1.2 COLUMNS OR PIERS

Comments: Inspected

1.3 FLOORS (Structural)

Comments: Inspected

1.4 CEILINGS (structural)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

2. Exterior

Styles & Materials

Siding Style:

Lap

Siding Material:

Composite board

Exterior Entry Doors:

Steel

Appurtenance:Covered porch
Deck**Driveway:**

Concrete

Garage Door Type:

One Automatic

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

Note: The exterior siding is hard board. To maintain the proper weather seal the siding needs to be maintained by painting and caulking. The paint is adequate, however, you need to keep a watch for butt seams that are starting to separate or nail heads that are starting to protrude. This will allow water infiltration into the wood and can cause swelling and deterioration.

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.8 GARAGE

Comments: Not Present

3. Roofing

Styles & Materials

Roof-Type:

Gable

Roof Covering:

3-Tab fiberglass

Roof covering location:

Entire

Roof covering Age (Approximately):

15-20 years

Observed:

By walking the roof

Chimney (exterior):

Composition board

Flashings:

Galvanized


Gutters:

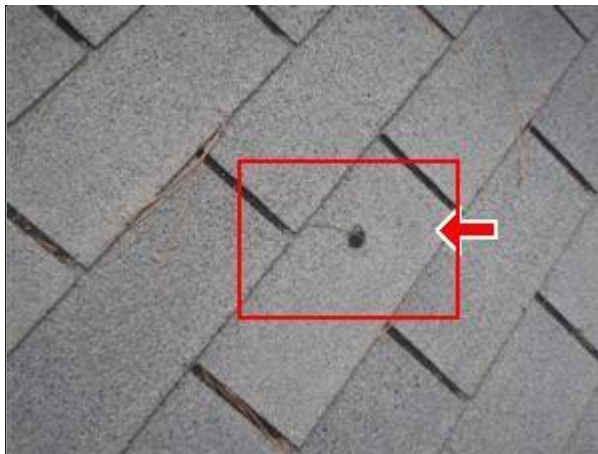
Aluminum

Inspection Items

3.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

 A roof shingle is damaged at the rear elevation. This damage should be repaired or replaced. A general home repair company needs to make the appropriate repair..



3.0 Picture 1

3.1 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

3.2 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

 The downspout needs a splash-block at the left front.



3.2 Picture 1

3.3 FLASHINGS

Comments: Inspected

3.4 SEWER VENT FLANGES

Comments: Inspected, Repair or Replace

🏠 The sewer vent flange's are split. This can allow water infiltration into the attic. A qualified roofing contractor needs to replace.



3.4 Picture 1



3.4 Picture 2



3.4 Picture 3

4. Plumbing System

Styles & Materials

Water Source:

Public

Water Service Pipe:

Not visible

Interior Supply Pipes:

Not visible

Waste Pipes:

ABS

Waste Discharge:

City sewer

Water Heater:
Pressure Relief Valve
Overflow Pipe
Water Heater Location:

Garage

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

40 Gallon

Water Heater Age: Manufactured:

1992

Water Heater Area Served:


Entire house

Laundry:
Washer connection present
Dryer connection present
Dryer is electric

Inspection Items


4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace

-  (1) The sink in the hall bath leaks at the overflow track underneath the sink. The leak only occurs when the sink has been filled with water. The hole needs to be filled with a waterproof filler.



4.0 Picture 1

-  (2) The stopper mechanism in the master bath sink does not function. A licensed plumbing contractor needs to repair as needed.



4.0 Picture 2

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**Comments:** Inspected, Repair or Replace

- 🏠 (1) The diverter in the kitchen sink faucet does not stop the water flow when the sprayer handle is engaged. A licensed plumbing contractor needs to make the appropriate repairs.



4.1 Picture 1

- 🏠 (2) The hose bib is loose, and needs securing to the wall at the right end. Repairs are needed. A licensed plumbing contractor needs to repair as needed.



4.1 Picture 2

- 🏠 (3) The tub spout and control lever escutcheon is loose at the both bathrooms. Water can leak behind the wall at this point. These need to be sealed to the wall. A licensed plumbing contractor needs to repair as needed.



4.1 Picture 3



4.1 Picture 4

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Comments:** Inspected

4.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main shut off is the knob located in the garage.



4.3 Picture 1

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

4.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside

4.6 SUMP PUMP

Comments: Not Present

4.7 WASHER AND DRYER CONECTIONS

Comments: Inspected

5. Electrical System

Styles & Materials

Electrical Service Conductors:

Below ground

Electric Panel Manufacturer:

WESTINGHOUSE

Ground Fault Circuit Interrupters:

Kitchen
Bathroom
Garage
Exterior

Panel capacity:

200 AMP

Branch wire 15 and 20 AMP:

Copper

Switches & Receptacles:

Grounded

Overcurrent Protection::

Circuit breakers

Wiring Methods:

Non-Metallic cable "Romex"

Smoke Detectors::

Individual

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace

-  The AC panel box is missing a knockout. Electrical issues are considered a hazard until repaired. A licensed electrical contractor needs to make the appropriate repairs..



5.1 Picture 1

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

5.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair or Replace

-  The GFCI receptacles on the right side of the garage do not trip when tested. A licensed electrical contractor needs to repair as needed.

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel box is located at the garage.

5.7 SMOKE DETECTORS

Comments: Inspected

5.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

6. Heating

Styles & Materials

Heat Type:

Forced Air furnace

Energy Source:

Natural gas

Heat BTU's:

60,000

Manufactured Date:

1992

Ductwork:

Flexible

Filter Type:

Disposable

Types of Fireplaces:

Metal pre-fab


Operable Fireplaces:

One

Inspection Items

6.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

-  The doors on the front of the furnace in the attic do not latch completely. This can allow the doors to open slightly causing the furnace to shut off. The doors need to be secured. A licensed HVAC contractor needs to make the appropriate repair.



6.0 Picture 1

6.1 NORMAL OPERATING CONTROLS

Comments: Inspected

6.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

6.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

6.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

6.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

A professional chimney sweep should clean the fireplace before use.

6.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

7. Central Air Conditioning

Styles & Materials

Cooling Equipment Type:

Split system

Cooling Equipment Energy Source:

Electricity

AC size:

2 1/2 ton

Manufactured date:

2006

Filter Type:

Disposable

Inspection Items

7.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

 The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

7.1 NORMAL OPERATING CONTROLS

Comments: Inspected

7.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

7.3 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

7.4 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

8. Interiors

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Wall to wall Carpet
Tile

Interior Doors:

Hollow core

Window Types:

Double-hung with locks

Countertop:

Laminate

Inspection Items

8.0 CEILINGS

Comments: Inspected

8.1 WALLS

Comments: Inspected

8.2 FLOORS


Comments: Inspected

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Repair or Replace


-  The cabinet door is warped (right of stove). This is a cosmetic issue for your information. Recommend repair or replace as necessary.



8.4 Picture 1

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

-  The closet door needs strike and latch adjustment to shut tight at the Master Bedroom. A general home repair company needs to make the appropriate repair..



8.5 Picture 1

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

9. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Fiberglass
Blown
Batt

Ventilation:

Gable vents
Thermostatically controlled fan

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal
Metal


Floor System Insulation:

Poured concrete floor

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace

-  Several areas of loose fill insulation in the attic have been compacted. This can cause energy loss in these areas. This insulation needs to be fluffed up. A general home repair company needs to fluff as needed.



9.0 Picture 1



9.0 Picture 2

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

10. Built-In Kitchen Appliances

Styles & Materials

Dishwasher:

Air gap

Disposal:

HP 5/8

Range/Oven:

Electric

Ventilation:

Range hood: Not vented to exterior

Floor:

tile

Countertop:

Laminate
Wood

Sink (s):

Porcelain

Inspection Items

10.0 DISHWASHER

Comments: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected, Repair or Replace



There is no anti tip device installed on the back of the stove. This is a safety hazard and is required by the manufacture. It needs to be installed by a general home repair company.

10.2 VENTILATION

Comments: Inspected

10.3 TRASH COMPACTOR

Comments: Not Present

10.4 FOOD WASTE DISPOSER

Comments: Inspected

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

10.6 KITCHEN FLOOR

Comments: Inspected

10.7 COUNTER TOPS

Comments: Inspected

10.8 CABINETS

Comments: Inspected

10.9 SINKS

Comments: Inspected

10.10 FAUCET/SPRAYER

Comments: Inspected, Repair or Replace



(1) The diverter in the kitchen sink faucet does not stop the water flow when the sprayer handle is engaged. A licensed plumbing contractor needs to make the appropriate repairs.



(2) The base of the faucet is loose and needs to be tightened.



10.10 Picture 1

10.11 REFRIGERATOR

Comments: Not Inspected

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To AA Home Inspections LLC

General Summary



AA Home Inspections LLC

Tony Alderman
103 E Delafield Av
Durham NC

Customer
Jonathan Bartel

Address
3 Elderberry Ct
Durham NC 27703


The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home.

'This summary page is **NOT** the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.'

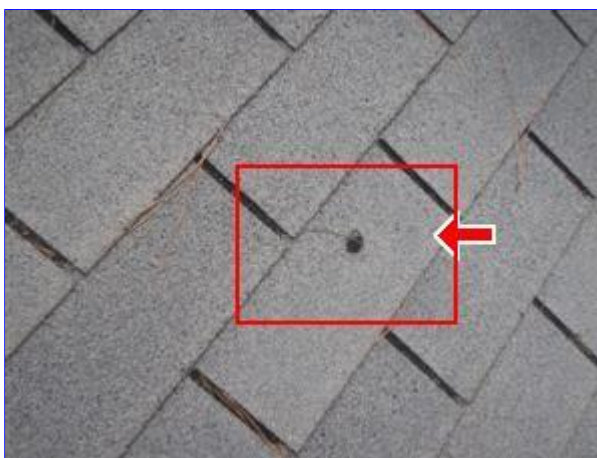
3. Roofing

3.0 ROOF COVERINGS

Inspected, Repair or Replace

-  A roof shingle is damaged at the rear elevation. This damage should be repaired or replaced. A general home repair company needs to make the appropriate repair..

3. Roofing



3.0 Picture 1

3.2 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

 The downspout needs a splash-block at the left front.



3.2 Picture 1

3.4 SEWER VENT FLANGES

Inspected, Repair or Replace

 The sewer vent flange's are split. This can allow water infiltration into the attic. A qualified roofing contractor needs to replace.

3. Roofing



3.4 Picture 1



3.4 Picture 2



3.4 Picture 3

4. Plumbing System

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace



(1) The sink in the hall bath leaks at the overflow track underneath the sink. The leak only occurs when the sink has been filled with water. The hole needs to be filled with a waterproof filler.

4. Plumbing System



4.0 Picture 1



(2) The stopper mechanism in the master bath sink does not function. A licensed plumbing contractor needs to repair as needed.



4.0 Picture 2

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace



(1) The diverter in the kitchen sink faucet does not stop the water flow when the sprayer handle is engaged. A licensed plumbing contractor needs to make the appropriate repairs.

4. Plumbing System



4.1 Picture 1



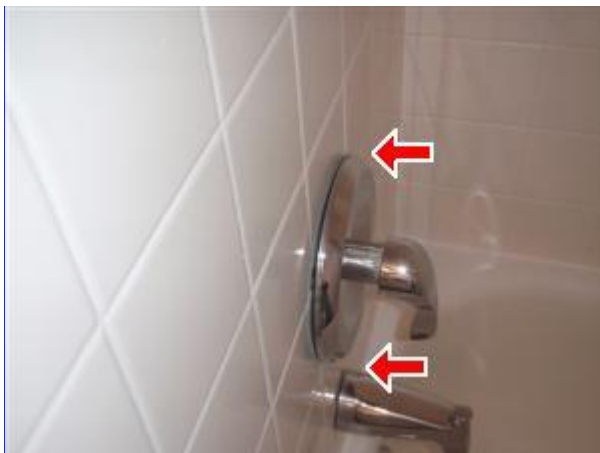
(2) The hose bib is loose, and needs securing to the wall at the right end. Repairs are needed. A licensed plumbing contractor needs to repair as needed.



4.1 Picture 2



(3) The tub spout and control lever escutcheon is loose at the both bathrooms. Water can leak behind the wall at this point. These need to be sealed to the wall. A licensed plumbing contractor needs to repair as needed.



4.1 Picture 3




4.1 Picture 4

5. Electrical System

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

5. Electrical System

Inspected, Repair or Replace

-  The AC panel box is missing a knockout. Electrical issues are considered a hazard until repaired. A licensed electrical contractor needs to make the appropriate repairs..



5.1 Picture 1

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)


Inspected, Repair or Replace

-  The GFCI receptacles on the right side of the garage do not trip when tested. A licensed electrical contractor needs to repair as needed.

6. Heating

6.0 HEATING EQUIPMENT

Inspected, Repair or Replace

-  The doors on the front of the furnace in the attic do not latch completely. This can allow the doors to open slightly causing the furnace to shut off. The doors need to be secured. A licensed HVAC contractor needs to make the appropriate repair.



6.0 Picture 1

7. Central Air Conditioning

7.0 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected

7. Central Air Conditioning

- 🏠 The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

8. Interiors

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

- 🏠 The cabinet door is warped (right of stove). This is a cosmetic issue for your information. Recommend repair or replace as necessary.



8.4 Picture 1

8.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

- 🏠 The closet door needs strike and latch adjustment to shut tight at the Master Bedroom. A general home repair company needs to make the appropriate repair..



8. Interiors

8.5 Picture 1

9. Insulation and Ventilation

9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

- Several areas of loose fill insulation in the attic have been compacted. This can cause energy loss in these areas. This insulation needs to be fluffed up. A general home repair company needs to fluff as needed.



9.0 Picture 1



9.0 Picture 2

10. Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS

Inspected, Repair or Replace

- There is no anti tip device installed on the back of the stove. This is a safety hazard and is required by the manufacture. It needs to be installed by a general home repair company.

10.10 FAUCET/SPRAYER

Inspected, Repair or Replace

10. Built-In Kitchen Appliances

- 🏠 (1) The diverter in the kitchen sink faucet does not stop the water flow when the sprayer handle is engaged. A licensed plumbing contractor needs to make the appropriate repairs.
- 🏠 (2) The base of the faucet is loose and needs to be tightened.



10.10 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; 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; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, 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; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

**INVOICE**

AA Home Inspections LLC
Tony Alderman
103 E Delafield Av
Durham NC
Inspected By: Anthony (Tony) Alderman

Inspection Date: 2/17/2010
Report ID:

Customer Info:	Inspection Property:
Jonathan Bartel	3 Elderberry Ct Durham NC 27703
Customer's Real Estate Professional: Christine Danko	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 1,001 - 2,000	300.00	1	300.00
			Tax \$0.00
			Total Price \$275.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: Thank You

AA Home Inspections LLC

Inspection Agreement

Date: February 18, 2010

Byer: Jonathan Bartel

Location: 3 Elderberry Ct

Durham NC 27703

Agent: Christine Danko

:

PRE-INSPECTION AGREEMENT

AA Home Inspections agrees to conduct an inspection for the purpose of informing the Customer of major deficiencies in the condition of the property, subject to the unconditional release and limitation of liability below. The inspection will be conducted under the guidelines of the Standards of Practice and code of Ethics of the North Carolina Home Inspector Licensing Board. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following:

- Structural Condition
- Basement/crawlspace
- Electrical, Plumbing, Water Heater, HVAC
- Kitchens, Appliances, and Bathrooms
- General Interior, including ceilings, walls, floors, windows, insulation and ventilation
- General Exterior, includes roof, gutters, chimney, and grading

It is understood and agreed that this inspection will be of readily accessible areas of the structure areas of the structure and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed deficiencies are excluded from the inspection. Equipment, items and systems will not be dismantled.

The contents of neither the report nor any representation made herein are to be transferred or re-assigned without the written permission of *AA Home Inspections*.

The pre-inspection agreement, signed prior to this inspection, of which you have a copy, will become a part of this inspection.

Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of, or danger from any potentially harmful substances and environmental hazards including, but not limited to: Radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report on swimming pools, wells and septic systems, security systems, central vacuum systems, water softeners, solar systems, sprinkler systems, fire and safety equipment, antennas, lightning rods, and the presence or absence of rodents, termites and other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed *AA Home Inspections* is not an insurer and that the inspection and

report are not intended or construed as a guarantee or a warranty of the adequacy, performance or condition of any structure, item or system at the property address. The customer hereby releases and exempts *AA Home Inspections* and its agents all liability and responsibility for the cost of repairing or replacing any unreported defect that is not within the purview or noted within the exemptions of the inspection report.

In the event that *AA Home Inspections* and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, then the liability of the company and its agents and employees shall be limited to the sum equal to the amount of fee paid by the customer for the inspection and report.

Acceptance and understanding of this agreement are hereby acknowledged:

Company Representative
Anthony (Tony) Alderman 2713

Inspection Date

Fee 275.00 **Due at time of inspection unless otherwise noted.**