



Widespread Property Inspections

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Inspected By: Scott Wells



Property Inspection Report

Prepared For:

Jane & John Smith

Property Address:

1234 Awesome Avenue

Awesome, NV 89148

Inspected on Thu, Aug 22 2024 at 6:40PM

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NOTICE: This report contains technical information that may not be readily understandable to the layperson. Therefore, a verbal consultation with the inspector is a recommended part of this inspection. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please feel free to call the office for your verbal consultation.

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THIS REPORT IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR ASSUMES NO LIABILITY. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

The inspector agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the subject property. This inspection of the subject property shall be performed by the inspector for the client in accordance with the standards of practice of the National Association of Certified Home Inspectors (interNACHI) and Nevada Real Estate Division.

Property Information

Date Of Construction :	2007
Square Feet:	4122
Property Faces:	South
Accessibility:	Unfurnished/Vacant

Grounds

Notice: Verification of property lines or surveying is not part of this inspection.
Operation of the irrigation system is beyond the scope of this inspection.

Driveway :	APPEARS SERVICEABLE , Pavers
Sidewalks:	APPEARS SERVICEABLE , Pavers
Retaining Walls :	APPEARS SERVICEABLE , Masonry, Rear, Not Fully Visible
Patio:	APPEARS SERVICEABLE , Concrete , Pavers, Front, Rear
Patio Cover:	APPEARS SERVICEABLE , Rear, Wood, Not Fully Visible
Deck/Stairs:	APPEARS SERVICEABLE , Wood, Front , Left , Railing Present, Not Fully Visible
Fences & Gates:	APPEARS SERVICEABLE , Masonry, Wrought Iron
Irrigation :	REPAIRS RECOMMENDED , Timer At Garage, Previous Leaking Noted, Operating and checking underground piping, individual sprinkler heads and drippers is beyond the scope of this inspection.



Comment 1:

Irrigation anti siphon valve was in the off position at time of inspection. Evidence of previous leaking noted at irrigation valve left side of casita. Further evaluation is recommended.

(Grounds continued)



Figure 1-1



Figure 1-2

This inspection does not include geological conditions or site stability information. For more information concerning these conditions, a geologist or soils engineer should be consulted.

Exterior

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building. Notice: Conditions inside walls cannot be judge. Notice: The interior of the flue is not fully visible. A qualified chimney sweep is recommended to clean and evaluate flue. Notice: Underground irrigation pipes cannot be judge for breaks or possible root intrusions.

Exterior Walls:	APPEARS SERVICEABLE , Wood Framed, 2"X 4", Stucco, Veneer, Periodic Maintenance Recommended
Exterior Trim :	APPEARS SERVICEABLE , Wood, Periodic Maintenance Recommended
Chimney:	APPEARS SERVICEABLE , Living Room, Family Room, Primary Bedroom , Metal, Spark Screen Present, Not Fully Visible
Hose Faucets:	APPEARS SERVICEABLE

Foundation

Notice: All slabs experience some degree of cracking due to shrinkage in the dry process. In most instances floor coverings prevent recognition of cracks or settlement and all but the most severe cases. Floor coverings were not removed during this inspection. Notice: This inspection does not include geological conditions or site stability information. Notice: No engineering was performed during this inspection.

Grading : APPEARS SERVICEABLE , Level Site, Foliage Touches Structure
Slab-on-Grade: APPEARS SERVICEABLE , Concrete, Not Fully Visible


 Comment 2:
Recommend removing vegetation against air conditioner at right side.



Figure 2-1

Roofing

Notice: Roofs of tile material are often not walked on to avoid causing damage. Not all tiles are checked for attachment. Inspection is limited.

Notice: The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or maybe subject future leakage. Notice: The report is an opinion of the general quality and condition of the roof.

Roof Style:	Hip
Roofing Material:	REPAIRS RECOMMENDED, Concrete Tile, Cracked Tiles, Weathering , Evidence of previous repairs, Periodic Maintenance Recommended , Not Fully Visible
Inspection Method:	Drone, From Ground
Ventilation Present:	APPEARS SERVICEABLE , Roof Vents
Exposed Flashing:	APPEARS SERVICEABLE , Periodic Maintenance Recommended , Not Fully Visible



Comment 3:

Small crack noted at casita roof tile. A few chipped roof tiles were noted. Evidence of previous repairs was noted. Maintenance is recommended. Recommend further evaluation/repairs by a licensed roofing contractor.



Figure 3-1



Figure 3-2

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashings are not water tested for

(Roofing continued)

leaks.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection. Water quality testing is not performed.

Notice: Be advised that some polybutylene and kitec plastic piping systems have experienced documented problems.

Main Line:	APPEARS SERVICEABLE , Plastic, Copper, 1", Not Fully Visible
Water Shutoff:	APPEARS SERVICEABLE , Inside Garage
Water Pressure:	APPEARS SERVICEABLE , 50 PSI
Supply Lines :	APPEARS SERVICEABLE , PEX, Copper, Not Fully Visible
Waste Lines :	REPAIRS RECOMMENDED, PVC DWV, Open Waste Line Noted, Not Fully Visible
Fuel System:	APPEARS SERVICEABLE , Left Side, Natural Gas, Not Fully Visible
Water Heater :	APPEARS SERVICEABLE , Natural Gas, 50 gal, Seismic Straps Present, Catch Pan Present, Catch Pan Drain Missing, TPR valve installed correctly, Shut Off Present, 4 Years Old
Water Softener:	Loop Present



Comment 4:

Open waste line clean out noted at right side. Capping is recommended. Plumbing vent appears blocked at left side roof. Recommend further evaluation/repair by a licensed plumber.

(Plumbing continued)



Figure 4-1



Figure 4-2

Estimating the remaining life of the water heater is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. Notice: Inspector does not light pilots. If pilots are "off", a full inspection is not possible. Notice: Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection.

Description :	Forced Air Unit, Natural Gas, Attic, 18 Years Old
Condition:	APPEARS SERVICEABLE , Periodic Maintenance Recommended , Recommend Servicing
Venting:	APPEARS SERVICEABLE , Not Fully Visible
Combustion Air:	APPEARS SERVICEABLE
Burners:	APPEARS SERVICEABLE , Not Fully Visible
Distribution :	REPAIRS RECOMMENDED, Ducts With Registers, Not Fully Visible, Leaking Noted

(Heating continued)

Equipment Age: System is over 10 years old. Older systems are less efficient and subject to failure. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time.

Disconnect Present: Yes, Breaker Type

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Safety devices are not tested. Notice: Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

Air Conditioning

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. Notice: Adequacy, efficiency or even air distribution of the system through the house is not part of this inspection.

Description : Central Air Conditioning, Split System, Forced Air Unit, Electric, Left Side, Right Side, 2 Ton, 4 Ton, Main: 1 Year Old, Casita: 18 Years Old

Condition: APPEARS SERVICEABLE , Periodic Maintenance Recommended , Recommend Servicing

Distribution : REPAIRS RECOMMENDED, Ducts With Registers, Not Fully Visible, Leaking Noted

Equipment Age: System is over 10 years old. Older systems are less efficient and subject to failure. Determining the future performance of the system is beyond the scope of this inspection. System could require repairs and/or replacement at any time.

Disconnect Present: Yes, Breaker Type, Pull Type

Thermostat: APPEARS SERVICEABLE , At Hallway, At Living Room

Air Filter: APPEARS SERVICEABLE , Present

(Air Conditioning continued)

Condensate Line: APPEARS SERVICEABLE , Not Fully Visible
Refrigerant Lines: APPEARS SERVICEABLE , Not Fully Visible


 **Comment 5:**
Air loss/leakage noted at main air handler. Recommend further evaluation/servicing by a licensed HVAC contractor.



Figure 5-1

Notice: Inspector does not perform pressure test on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Air conditioners are not operated if ambient temperature falls below 65°. Operating systems below this temperature may damage system.

Electrical

Notice: The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of outlets, switches and fixtures are tested for operation. Recommend client attends final walkthrough.

Type of Service: Underground
Main Panel Location: Left Side
Service Voltage: 240/120 volt
Service Amperage: 400 amps

(Electrical continued)

Over Current Devices:	APPEARS SERVICEABLE , Breakers Installed
Main Disconnect Location:	Main Panel
Subpanel Locations:	Garage
Wiring Notes:	REPAIRS RECOMMENDED , Copper Branch Wiring Installed , Loose Outlets Noted, GFCI Not Responding



Comment 6:

Loose outlets noted at casita and kitchen. GFCI outlet failed during test at primary bathroom. Recommend further evaluation/repair by a licensed electrician.



Figure 6-1



Figure 6-2



Figure 6-3

Notice: Six or few breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If service is less than 100 amps, upgrade may be needed to operate larger electrical appliances.

Interior

Notice: The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative sample of windows, doors, walls and floors are inspected. Recommend client attends final walkthrough.

Entry Doors:	APPEARS SERVICEABLE , Hinged
Interior Doors:	APPEARS SERVICEABLE , Wood, Does not latch properly
Windows:	REPAIRS RECOMMENDED , Single Hung, Sliding, Dual Pane, Vinyl, Dual Pane Seal Failure , Cleaning/Lubrication Recommended
Interior Walls:	APPEARS SERVICEABLE , Drywall, Previous Moisture Exposure Noted , Cosmetic Damage
Ceilings:	APPEARS SERVICEABLE , Drywall, Common Cracks
Floors:	APPEARS SERVICEABLE , Carpet, Tile, Wood



Comment 7:

Evidence of dual pane window seal failure noted at great room windows. Further evaluation is recommended.



Figure 7-1



Figure 7-2

(Interior continued)



Comment 8:
Door did not latch properly at laundry room.

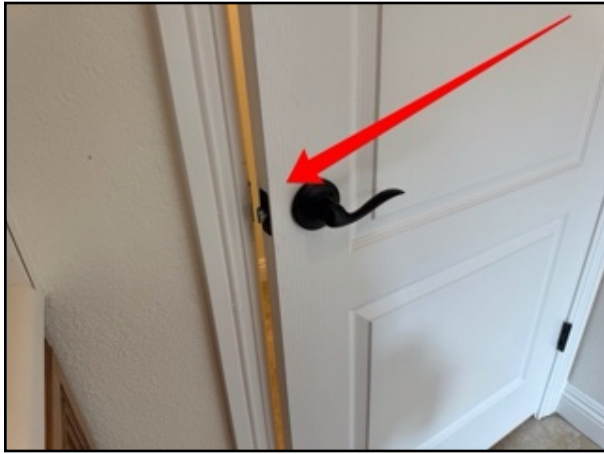


Figure 8-1



Comment 9:
Drywall blemish noted at casita adjacent to light switch. Evidence of previous moisture exposure noted at garage, primary bedroom and primary bathroom under tub. Area was dry at time of inspection.



Figure 9-1



Figure 9-2

(Interior continued)



Figure 9-3



Figure 9-4



Figure 9-5

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. Notice: Determining odors or stains is not included!

Interior 2

Notice: Wood and ashes are not moved for inspection of fireplaces. Notice: Washing machines and dryers are not moved or tested for operation. The inspector does not test washing machine drains or supply valves. Water supply valves are subject to leaking If turned.

Fireplace :	REPAIRS RECOMMENDED , Natural Gas, Manufactured, Not Functional
Interior Features:	Central vac system installed
Ceiling Fan:	APPEARS SERVICEABLE
Interior Stairs:	APPEARS SERVICEABLE , Railing Present
Wet Bar:	APPEARS SERVICEABLE
Smoke Detectors :	This company does not inspect the operation of smoke detectors only if they are present. Detectors should be replaced every ten years and tested regularly.
Laundry Room :	APPEARS SERVICEABLE , Supply Present , Dryer Vent Present , Gas shut off valve present, Dryer vents vertically, recommend periodic cleaning
Attic General :	APPEARS SERVICEABLE , Truss Framing , Entered attic partial access, Access at Closet, Not Fully Visible
Ventilation & Insulation:	APPEARS SERVICEABLE , Vents Provided, Cellulose Insulation , Approximate Thickness: 10", Not Fully Visible



Comment 10:

Unable to get pilot to remain lit at family room fireplace. Gas valve was off upon initial inspection. Further evaluation/repair is recommended.

(Interior 2 continued)



Figure 10-1

Notice: Determining the presence of asbestos or other hazardous insulating materials is beyond the scope of this inspection.

Garage

Notice: The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows, doors, outlets, switches and fixtures are inspected. Recommend client attends final walkthrough.

Vehicle Door Type:	APPEARS SERVICEABLE , Roll Up
Mechanical Opener:	APPEARS SERVICEABLE , Electronic Sensors Present, Automatic Reverse Operated
Floor:	APPEARS SERVICEABLE
Fire Wall/Ceiling:	APPEARS SERVICEABLE
Door to living space:	APPEARS SERVICEABLE , Fire Rated, Self Closing, Self Latching
Exterior Door:	APPEARS SERVICEABLE

Kitchen

Notice: The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection. Appliances are not typically moved. Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of the inspection.

Kitchen Sink:	APPEARS SERVICEABLE
Kitchen Counters & Cabinets:	APPEARS SERVICEABLE , Stone
Disposal:	APPEARS SERVICEABLE
Range/Cooktop:	APPEARS SERVICEABLE , Electric, Natural Gas
Dishwasher :	APPEARS SERVICEABLE , Air Gap Device Installed
Microwave :	APPEARS SERVICEABLE
Refrigerator :	Water Line/Valve Present, Not Visible

Notice: Refrigerators, freezers and built in ice maker operation are not part of this inspection.

Bathrooms

Toilet:	REPAIRS RECOMMENDED , Does not flush properly, Toilet Running Continuously
Sink:	REPAIRS RECOMMENDED , Drain is Leaking, Hot/cold is reversed, Previous Moisture Exposure Noted
Ventilation:	APPEARS SERVICEABLE , Ventilation Fan , Window Vent
Bathtub:	REPAIRS RECOMMENDED , Hot/cold is reversed
Shower:	REPAIRS RECOMMENDED , Hot/cold is reversed



Comment 11:

Hot/cold reversed noted at casita, primary bathroom, jack/jill bathroom and fourth bathroom shower/tub faucets. Recommend further evaluation/repair by a licensed plumber.

(Bathrooms continued)

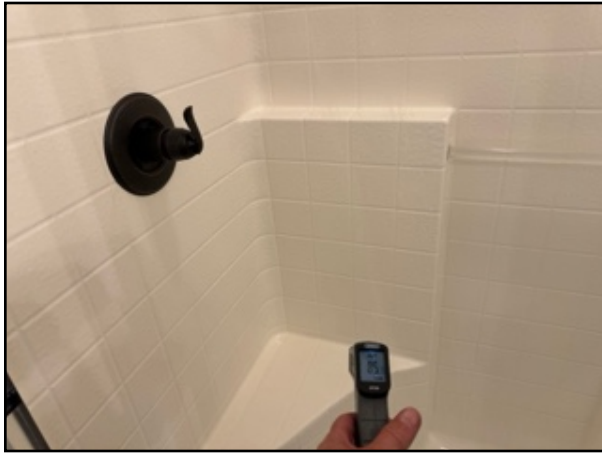


Figure 11-1

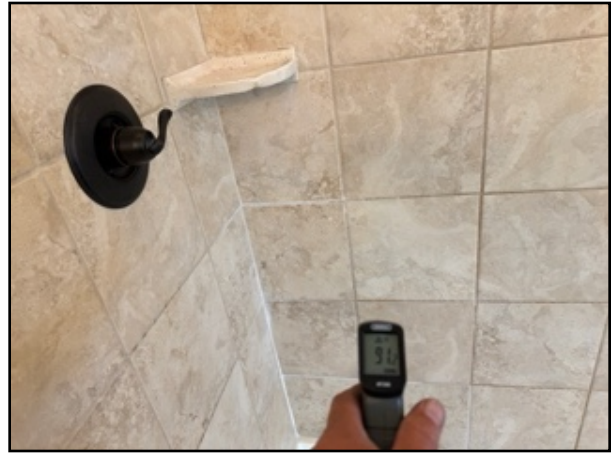


Figure 11-2

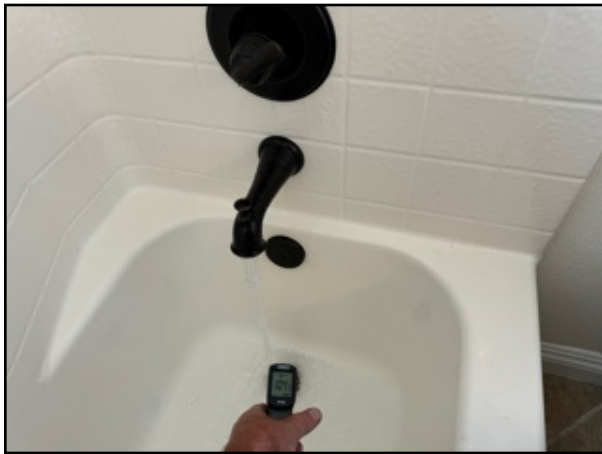


Figure 11-3

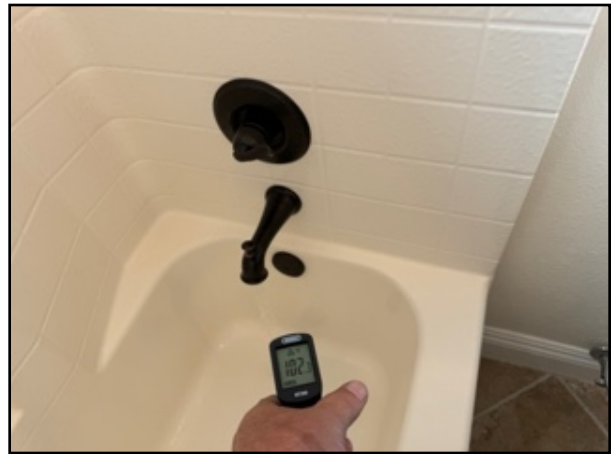


Figure 11-4



Comment 12:

Evidence of previous moisture exposure and possible fungal growth noted under lower hall bathroom sink. Further evaluation/repair is recommended.

(Bathrooms continued)



Figure 12-1



Comment 13:

Toilet was slow to flush and handle sticks at lower hall bathroom. Toilet did not flush properly at fourth bathroom. Recommend further evaluation/repair by a licensed plumber.



Figure 13-1



Figure 13-2

(Bathrooms continued)



Figure 13-3



Comment 14:

Hot/cold was reversed at lower hall bathroom sink and left primary bathroom sink. Drain was leaking at right primary bathroom sink. Recommend further evaluation/repair by a licensed plumber.



Figure 14-1



Figure 14-2

(Bathrooms continued)



Figure 14-3



Figure 14-4

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.

Pool/Spa

Notice: The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool/spa body is leaking or will leak is beyond the scope of this inspection.

Body Type:	APPEARS SERVICEABLE , Below Ground, Concrete, Plaster/Gunite
Heater:	APPEARS SERVICEABLE , Gas
Heater Burner/Vent:	APPEARS SERVICEABLE
Filter:	APPEARS SERVICEABLE , Cartridge, Pressure Gauge, Bleeder Valve
Pumps:	REPAIRS RECOMMENDED , Circulation , Water Feature, Bonded, Deteriorated
Blower:	APPEARS SERVICEABLE
Electrical :	APPEARS SERVICEABLE , Sub panel at equipment. , Rigid Conduit
Pool/Spa Lights:	APPEARS SERVICEABLE , GFCI Protected
Pool/Spa Control's :	APPEARS SERVICEABLE

(Pool/Spa continued)

General Comments : Automatic Fill, Concrete Decking, Anti Siphon Present, Recommend further a evaluation of entire system by a licensed pool contractor.


 Comment 15:
Pool in floor cleaner pop up was missing. Deterioration noted at water feature pump. Corrosion noted at primary pump. Leaking noted at valves. Loose bond wire noted right of pool. Significant calcium noted at spa tiles. Recommend further evaluation of entire system by a licensed pool contractor.



Figure 15-1



Figure 15-2



Figure 15-3



Figure 15-4

(Pool/Spa continued)



Figure 15-5



Figure 15-6

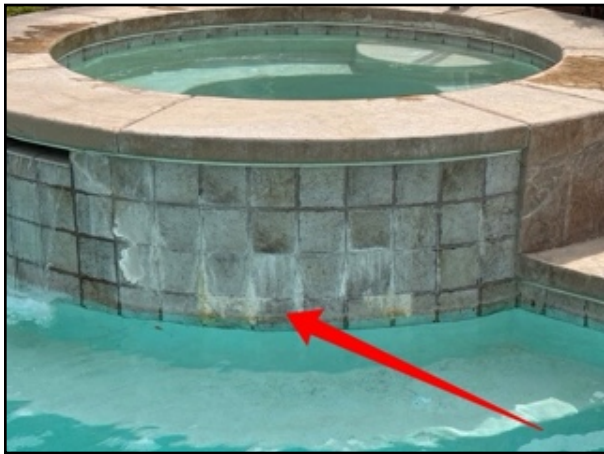


Figure 15-7

Report Summary

Grounds

1) Comment 1: Irrigation anti siphon valve was in the off position at time of inspection. Evidence of previous leaking noted at irrigation valve left side of casita. Further evaluation is recommended.

Roofing

2) Comment 3: Small crack noted at casita roof tile. A few chipped roof tiles were noted. Evidence of previous repairs was noted. Maintenance is recommended. Recommend further evaluation/repairs by a licensed roofing contractor.

Plumbing

3) Comment 4: Open waste line clean out noted at right side. Capping is recommended. Plumbing vent appears blocked at left side roof. Recommend further evaluation/repair by a licensed plumber.

Air Conditioning

4) Comment 5: Air loss/leakage noted at main air handler. Recommend further evaluation/servicing by a licensed HVAC contractor.

Electrical

5) Comment 6: Loose outlets noted at casita and kitchen. GFCI outlet failed during test at primary bathroom. Recommend further evaluation/repair by a licensed electrician.

Interior

6) Comment 7: Evidence of dual pane window seal failure noted at great room windows. Further evaluation is recommended.

Interior 2

7) Comment 10: Unable to get pilot to remain lit at family room fireplace. Gas valve was off upon initial inspection. Further evaluation/repair is recommended.

Bathrooms

8) Comment 11: Hot/cold reversed noted at casita, primary bathroom, jack/jill bathroom and fourth bathroom shower/tub faucets. Recommend further evaluation/repair by a licensed plumber.

9) Comment 12: Evidence of previous moisture exposure and possible fungal growth noted under lower hall bathroom sink. Further evaluation/repair is recommended.

(Report Summary continued)

10) Comment 13: Toilet was slow to flush and handle sticks at lower hall bathroom. Toilet did not flush properly at fourth bathroom. Recommend further evaluation/repair by a licensed plumber.

11) Comment 14: Hot/cold was reversed at lower hall bathroom sink and left primary bathroom sink. Drain was leaking at right primary bathroom sink. Recommend further evaluation/repair by a licensed plumber.

Pool/Spa

12) Comment 15: Pool in floor cleaner pop up was missing. Deterioration noted at water feature pump. Corrosion noted at primary pump. Leaking noted at valves. Loose bond wire noted right of pool. Significant calcium noted at spa tiles. Recommend further evaluation of entire system by a licensed pool contractor.

WIDESPREAD PROPERTY INSPECTIONS
INSPECTION AGREEMENT

The CLIENT understands that this AGREEMENT is part of the INSPECTION REPORT and ACCEPTANCE of or PAYMENT for the INSPECTION REPORT by the CLIENT will confirm this AGREEMENT, even if CLIENT was NOT PRESENT at the INSPECTION and/or has not SIGNED this AGREEMENT. USAGE of this REPORT any item or information contained in this REPORT by the CLIENT indicates ACCEPTANCE of this AGREEMENT and all of the conditions and terms contained herein for the property address listed above.

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

2. Unless otherwise inconsistent with this agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of Nevada Real Estate Division and the International Association of Certified Home Inspectors ("InterNACHI"). Although INSPECTOR agrees to follow InterNACHI Standards of Practice and state mandates, CLIENT understands that these standards contain limitations, exceptions, and exclusions. Unless otherwise indicated below, CLIENT understands that INSPECTOR will not be testing for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will not be TESTING (visual inspection for fungal growth included) for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations. UNDERGROUND well and septic system components are not part of this inspection. Water quality testing is not performed.

3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. INSPECTOR'S inspection of the property and the report are in no way a

guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. THE PARTIES acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the INSPECTOR holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its AGENTS from any and all obligations or liability of any kind.

7. THE PARTIES agree that any litigation arising out of this agreement shall be filed only in the court having jurisdiction in the county in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this agreement invalid, the remaining provisions will remain in effect. This agreement represents the entire agreement between THE

PARTIES. All prior communications are merged into this agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by THE PARTIES. This agreement shall be binding upon and enforceable by THE PARTIES and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR is due no later than day before the on-site inspection. The CLIENT agrees that the inspection will not be completed until payment is received, unless otherwise arranged with the INSPECTOR.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.