



2767 DEWEY AVENUE
ROCHESTER, NEW YORK 14616-4627
Office: (585) 349-3900 Fax: (585) 349-3834
www.InspectNY.com

INSPECTION CONTRACT AGREEMENT

This Inspection is intended to assist in the evaluation of the overall condition of a building. The Inspection is based on the visible and apparent condition of the building and its components on the date of Inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guarantee is expressed or implied, nor is this report any insurance that items found acceptable will remain so for any period of time. Home inspectors are licensed by the NYS Department of State. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement, Article 12 B of the Real Property Law and the regulations promulgated thereunder including, but not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home inspectors are not permitted to provide engineering or architectural services unless duly licensed to do so.

The Client: The person(s) or entity on whose behalf Gunther Home Inspections, Inc. (GHI) is acting.
The Company: Refers to Gunther Home Inspections, Inc. and the individual Inspector conducting the Home Inspection service, for the Client, for a fee.

RIGHT OF ENTRY: *The Client* warrants that they or their agent has made all the necessary arrangements with the owner of the property for *the Company* to enter and inspect the property described in this contract.

PARTICIPATION: *The Client* has been encouraged to participate in the inspection and accepts responsibility for incomplete information should they not participate in the inspection. *The Client's* partition shall be at their own risk for falls, injuries, property damage, etc.

SCOPE OF THE WORK: The Inspection will be performed in a manner consistent with the NYS Department of State Division of Licensing Services and the standards of practice established by The American Society of Home Inspectors (ASHI). The intent of the inspection is to visually screen for "exposed to view" items that need major repair or further evaluation by a specialist. The purpose of this report and analysis is to detect major **visible** and **accessible** aspects of the property's basic and primary structure, the property's foundation or basement, interior, exterior, roof, electrical, plumbing, and heating and cooling systems. No invasive or destructive testing is performed. This **shall not be construed as a pest inspection**, mold inspection, public records, building codes, and environmental checks and are beyond the scope of the standard visual inspection. The *Client* may request additional services for an additional fee. Although proper care has been taken in performing this inspection, this report cannot be fully exhaustive, nor does it imply that every component was inspected or that every possible defect was discovered. (i.e. when the property contains a number of similar items such as electrical receptacles, switches, locking mechanisms, roof shingles, mortar pointing, windows, etc.) However, a representative of each shall be inspected. In conducting the inspection, *The Company*, does not disassemble equipment, move furniture, carpeting, or open wall coverings.

PRE-SETTLEMENT: *The Client* accepts that this inspection is no substitute for a pre-settlement inspection for which *the Client* is responsible since damages, mechanical failures, and symptoms, clues, etc. may appear after this work and before *the Clients* legal acceptance of the property. *The Client* waives all claims against *the Company* in the absence of diligently performing their pre-settlement inspection and for lack of more extensive investigation and follow through with a specialist on any problems noted including conformation of any cost approximations.

DISCLOSURE: This report will be disclosed to real estate agents, attorneys, or other parties intimate to this particular transaction for the purpose of clarification and facilitation of repairs.

Client's Permission granted: YES _____ NO _____

However, if immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property.

PARTIAL INVALIDITY: If any provision of this contract is held to be void, invalid or unenforceable by a court of competent jurisdiction, all other provisions hereof shall nevertheless continue in full force and effect; the doctrine of severability shall be applied, and the invalidated portion shall be re-negotiated by and between the Parties. The Parties do not intend by this statement to imply the illegality, voidness, or unenforceability of any term, provision, paragraph or article of this contract.

The Client hereby requests a visual inspection of the property at the address below in full understanding and acceptance that the total liability of *the Company* for mistakes, errors, or omissions in this inspection shall be limited to the amount of the fee paid for the inspection. Payment by *the Client* is expected at the time of the inspection. Any fee not paid within 30 days of the inspection will have a late fee of \$15.00 plus a 2% monthly service charge added to the invoice. If an unpaid balance is referred to either a collection agency, or an attorney, the Client assumes all collection agency fees and/or attorney fees.

PAYMENT INFORMATION:

Paid By: Credit Card Check # _____ Cash

Name On Card: _____

Type of Card: Visa Master Card Am/Ex Discover

Card Number: _____

Expiration Date: _____ Amount of Charge: _____

Authorized Signature: _____

By signing this inspection agreement, The Client expressly agrees to, and understands all terms and conditions detailed herein:

On this _____ day, of _____, 20 _____

Address of Inspection: _____

_____ \$ _____ Standard Inspection Fee

_____ \$ _____ Radon Inspection Fee

_____ \$ _____ Pest Inspection Fee

_____ \$ _____ Inspection Fee

_____ \$ _____ Total Inspection Fee

Client's Signature

Corporate Agent / Inspector's Signature

Gunther Home Inspections, Inc.

John & Jane Smith
123 Main Street
Rochester, New York 14600

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Inspection Description

1. Inspection Date 03/03/2011
2. Start Time: 3:00 pm End Time: 4:30 pm
3. Report Number: 2011 Example
4. Inspection Type: Complete, Radon Square Footage: 1562
5. Property Inspected: 123 Main Street
6. City: Rochester State: New York Zip: 14600

7. Client Information

8. Client Name: John & Jane Smith
9. Phone: 585-555-1111 Fax: N/A
10. Referred By: Referral from Past Client

11. Property Information

12. Building Type: Single family Garage Type: Attached
13. Estimated Age or Year Built: 1998 Entrance Faces: South
14. Condition: Occupied
15. Electric On: Yes
16. Gas/Oil On: Yes
17. Water On: Yes
18. Sewage Disposal: Public How Verified: Visual
19. Water Source: Public How Verified: Visual

20. Conditions

21. Weather: Sunny Soil Conditions: Frozen, Snow Covered Temperature: 23

22. Present During The Inspection

23. Buyer: Yes
24. Owner or Seller: No
25. Sellers Agent: Yes
26. Buyers Agent: Yes
27. Dual-Agent: Not Applicable

28. Inspection Company

29. Inspector Name Fritz Gunther
30. Company Name Gunther Home Inspections, Inc.
31. Address 2767 Dewey Avenue
32. City Rochester State: New York New York Zip 14616
33. Office: (585) 349-3900 Fax: (585) 349-3834
34. Inspector: Fritz Gunther
35. ASHI Member #: 203902 DEC# T8-829815 NYS License: 16000005972
36. Company Web Address: www.InspectNY.com Inspector's E-Mail: fritz@inspectny.com

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Plumbing

Main Water Heater

1. Type: Natural gas Capacity: 40 gallon short
2. Manufacturer: Bradford White
3. Approximate Age: 3 years old- (mfd date was not clear), Total life expectancy is approximately 10 - 12 years.
4. Tank Size: 40 Gallon
5. Water Heater Operation: Functional at time of inspection
6. Water Lines: PEX Piping, Copper
7. Fuel: Natural gas
8. Fuel Lines: Black Iron
9. Area Serviced: Whole House
10. Flue Pipe: Single wall- A 3" flue pipe is present on top of the water heater and it should be a 4" flue pipe. Recommend changing. (4' section on top of the water heater)
11. TPRV and Drain Tube: PVC

12. Plumbing

13. Service Line To House: Copper
14. Main Water Shutoff: Basement
15. Water Lines: Copper
16. Drain Pipes: PVC
17. Vent Pipes: PVC

Heating System

To ensure proper operation and obtain the longest possible life from the heating system, regular cleaning and maintenance is essential. Cleaning and servicing the unit every 1-2 years will prolong the life, efficiency, and safety of the unit.

Main Heating System

1. Type: Forced air Capacity: 66,000 BTUs
2. Manufacturer: Bryant
3. Approximate Age: 12 years old- (Date of Manufacture 1998), Total life expectancy is approximately 15-25 years. Recommended cleaning unit (And every 1-2 years).
4. Area Served: Whole House
5. Heating System Operation: Functional at time of inspection- Recommended cleaning unit (And every 1-2 years).
6. Fuel Type: Natural gas
7. Fuel Lines: Black Iron
8. Power Vent Fan: Automatic
9. Flue Pipe: Single wall
10. Distribution: Metal duct
11. Blower Fan: Direct Drive
12. Heat Exchanger: 3 Burner- (was not able to view the entire heat exchanger).
13. Thermostat: Individual
14. Humidifier: Bryant- Recommend not exceeding more than 25% relative humidity.

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Air Conditioning

Main A/C System

1. Type: Central A/C Capacity: N/A
2. Manufacturer: Bryant
3. Approximate Age: 12 years old- (Date of Manufacture 1999), Total life expectancy is approximately 12-15 years. The unit may be at, or near, the end of it's serviceable life.
4. Area Serviced: Whole House
5. A/C System Operation: Did not test- To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
6. Refrigerant Lines: Copper Lines- Older connections that are known to leak and loose coolant
7. Condensate Removal: Plastic tubing- The condensation pipe is missing a trap in the pipe. Recommend installing where the pipe exits the A/C unit on top of the furnace.
8. Electrical Disconnect: Exterior Pull Switch
9. Exterior Unit Foundation: Uneven- The base of unit needs to be level to prevent the fan motor from wearing prematurely and also to allow the proper drainage of water. Recommend proper leveling.

Electrical

1. Main Electrical Service: Underground
2. Electrical Meter Box: Exterior

Main Electric Panel

3. Panel Location: Basement
4. Type: Breakers
5. Manufacturer: Challenger
6. Service Material: Aluminum
7. Main Electrical Service Amperage: 200 Amp
8. Main Electrical Service Volts: 110-220 VAC
9. 110 VAC Branch Circuits: Copper
10. 220 VAC Branch Circuits: Copper and aluminum
11. Panel Bonding: Plumbing ground

13. Smoke Detectors: Present

14. Carbon Monoxide Detectors: Present- Recommend installing in the immediate vicinity of the bedrooms on the lowest level of the house containing bedrooms.

Structure

1. Structure Type: Wood frame
2. Foundation: Block
3. Floor Structure / Joists: 2x10
4. Columns/Posts: Steel posts
5. Beams: Steel I-Beam
6. Floor/Slab: Poured Concrete

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Basement / Crawlspace

Main Basement

1. Method of Inspection: Entered
2. Ventilation: Windows- Recommend opening windows and running a dehumidifier as needed in the humid summer months.
3. Moisture Location: None Present- The main reasons for water entering a basement is poor gutter maintenance and improper grading on the exterior of the house. Recommend installing and maintaining downspout extensions on the exterior rain gutters and building up the soil around the exterior foundation of the house to prevent the water from pooling up next to the foundation as needed.
4. Ceiling: Exposed framing & Drywall
5. Walls: Drywall
6. Floors: Concrete
7. Electrical: 110 VAC

Laundry Room/Area

Basement Laundry Room/Area

1. Laundry Tub: PVC- Tub is loose. When the sink moves, plumbing leaks may occur. Recommend fastening properly to prevent movement.
2. Laundry Tub Faucet: Metal
3. Laundry Tub Drain: PVC
4. Walls: Drywall
5. Ceiling: Exposed framing
6. Floors: Concrete
7. Electrical: 110 VAC
8. Dryer Electric: 220 VAC
9. Dryer Gas Line: Not Present
10. Dryer Vent Hose: Metal flex

Kitchen

1st Floor Kitchen

1. Sink: Metal
2. Faucet/Fixtures: Unknown Brand
3. Sink Drain: PVC
4. Disposal: Kenmore
5. Electrical: 110 VAC GFCI- The manufacturer of the ground fault circuit interrupter (GFCI) receptacle recommends that you test the GFCI receptacle at least once a month otherwise they may stick in the "on" position and not operate properly.
6. Walls: Drywall
7. Ceiling: Drywall
8. Floor: Linoleum
9. HVAC Source: Forced Air Register
10. Dishwasher: Kenmore- Did not test / inspect. The seals on dishwashers tend to dry out quickly if not used. A unit that may be operating properly at the time of the inspection, may not operate correctly shortly after.

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Bathroom

1st Floor Bathroom

1. Sink/Basin: Molded single bowl
2. Faucets: Moen Fixture
3. Sink Drain: PVC
4. Electrical: 110 VAC GFCI- The manufacturer of the ground fault circuit interrupter (GFCI) receptacle recommends that you test the GFCI receptacle at least once a month otherwise they may stick in the "on" position and not operate properly.
5. Toilets: Universal-Rundle
6. Ventilation: Electric ventilation fan
7. Ceiling: Drywall
8. Walls: Drywall
9. Floor: Linoleum
10. HVAC Source: Forced Air Register

2nd Floor Hallway Bathroom

11. Sink/Basin: Molded single bowl
12. Faucets: Moen Fixture
13. Sink Drain: PVC
14. Electrical: 110 VAC GFCI
15. Toilets: Universal-Rundle
16. Tub Surround: One Piece
17. Tub Faucet: Moen Fixture
18. Tub Drain: PVC
19. Ventilation: Electric ventilation fan
20. Ceiling: Drywall
21. Walls: Drywall
22. Floor: Linoleum
23. HVAC Source: Forced Air Register

2nd Floor Master Bathroom

24. Sink/Basin: Molded dual bowl
25. Faucets: Price Pfister Fixtures
26. Sink Drain: PVC
27. Electrical: 110 VAC GFCI
28. Toilets: Universal-Rundle
29. Tub Surround: One Piece
30. Tub Faucet: Moen Fixture
31. Tub Drain: PVC- Water stains are present on the 1st floor living room ceiling below bathroom. Did not detect any active leaks and was most likely caused by a leak in the overflow drain of the bathtub.
32. Ventilation: Electric ventilation fan
33. Ceiling: Drywall
34. Walls: Drywall
35. Floor: Linoleum
36. HVAC Source: Forced Air Register

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Doors

Front Exterior Door

1. Type: Metal
2. Weather Stripping: Present
3. Storm Door: Metal

Rear Exterior Door

4. Type: Sliding Glass Door

Window

Throughout House Window

1. Window: Thermopane
2. Storm Window: N/A
3. Window Screens: Vinyl mesh

Attic

Main Attic

1. Method of Inspection: From the attic access
2. Access Door: Drywall
3. Roof Framing: 2x4 Truss
4. Sheathing: Particle board
5. Ventilation: Ridge and Soffit vents- Attic temperature should be the same as the outside temperature (or within 10 degrees). Proper ventilation in an attic should be approximately 1 square foot of vent for every 150 square feet of attic space and 50% of the vents should be installed low, and 50% of the vents should be installed high in the attic to ensure proper flow. (ok)
6. Floor: Exposed Framing
7. Insulation: Fiberglass and Blown In
8. Insulation Depth: 12"-14"- Almost 60% of the heat loss in a house is through the roof, proper insulation in the attic will minimize heat loss.

Roof

The inspection of the roof is a limited visual inspection that covers items visible from the vantage point listed in this report under "methods of inspection". Due to conditions and the age of the roof, it may not be possible to walk the roof to inspect for defects. As a result, a percentage of the roof may not be completely visible and will fall outside the scope of this inspection.

Main Roof Surface

1. Type: Gable
2. Method of Inspection: From The Roof
3. Material: Asphalt shingle- Missing a roof shingles on the lower front (east) roof, Recommend replacing missing shingles
4. Approximately Age: 14-15 Years Old- Total life expectancy is approximately 20 years. Some signs of age. No signs of any active roof leaks (OK).
5. Number Of Shingle Layers: 1
6. Roof Deck: Particle board
7. Drip Edge: Metal
8. Valleys: N/A

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Exterior Surface and Components

The inspection of the structure and it's components are limited to what is visible from the exterior without disassembly of the exterior coverings or any of the exterior components. All items not visible from the exterior or requiring disassembly are outside the scope of this inspection.

Main Exterior Surface

1. Type: Vinyl siding- Even though this type of siding is considered to be low maintenance, power washing every 2-4 years is recommended. Also, monitoring the caulking around the exterior surfaces of the windows and doors should be done annually.
2. Trim: Aluminum and Vinyl
3. Fascia: Aluminum
4. Soffits: Aluminum and Vinyl

Main Rain Gutter System

5. Gutters: Aluminum- Recommend keeping the gutter clear at all times. In this area of the country, gutters should be cleaned twice a year. The first should be in the fall and the second should be in the spring.
6. Downspouts / Extensions: Aluminum- Downspout extensions should extend at least 5' - 7' from the exterior foundation to prevent water from pooling next to the foundation (All sides).

7. Gas Meter: Exterior surface mount
8. Main Gas Valve: Located at gas meter

Rear Deck

10. Ledger: Pressure Treated Lumber
11. Flashing: Aluminum
12. Posts: 4x6 Pressure Treated Lumber
13. Beam: Double 2x10
14. Joists: 2x8
15. Decking: Pressure Treated Lumber- Recommend keeping well sealed at all times.
16. Steps: Wood stairs

Lots and Grounds

1. Grading: Flat, Negative slope- The soil around the exterior of the foundation is flat or is sloping towards the foundation. It is recommended that topsoil be added on the exterior to build up the ground so that it slopes away from the foundation. The grade should slope a minimum of 1 inch per foot for the first 4 to 6 feet so that water does not collect next to the foundation and then enter the basement. (All sides).
2. Vegetation: Shrubs- Shrubs and bushes should be at least 3' from the house. When they are close to the foundation, air and sunlight cannot get between the bushes and the house to dry the soil. Recommend trimming, or removing, as needed.
3. Driveway: Asphalt- Some settlement was present where the driveway meets the garage floor. Recommend filling the low spots and seal as needed.

Garage/Carport

Attached Garage/Carport

1. Type of Structure: Attached, Tuck under Car Spaces: 2
2. Method Of Inspection: Entered
3. Garage Doors: Metal
4. Door Operation: Mechanized
5. Door Opener: Sears
6. Exterior Surface: Vinyl siding
7. Roof: Asphalt shingle
8. Rain Gutters: Aluminum

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Garage/Carport (Continued)

9. Foundation: Block
10. Floor Poured Concrete
11. Walls: Drywall, Exposed framing
12. Ceiling: Drywall- Recommend sealing all holes and voids in ceiling (Rooms are above garage)
13. Electrical: 110 VAC
14. Heating: Not present- Heat was not present n the garage.

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The items on this page are considered to be items of concern and/or items requiring attention.

Plumbing

1. Main Water Heater Approximate Age: 3 years old- (mfd date was not clear), Total life expectancy is approximately 10 - 12 years.
2. Main Water Heater Flue Pipe: Single wall- A 3" flue pipe is present on top of the water heater and it should be a 4" flue pipe. Recommend changing. (4' section on top of the water heater)

Heating System

3. Main Heating System Approximate Age: 12 years old- (Date of Manufacture 1998), Total life expectancy is approximately 15-25 years. Recommended cleaning unit (And every 1-2 years).
4. Main Heating System Humidifier: Bryant- Recommend not exceeding more than 25% relative humidity.

Air Conditioning

5. Main A/C System Approximate Age: 12 years old- (Date of Manufacture 1999), Total life expectancy is approximately 12-15 years. The unit may be at, or near, the end of it's serviceable life.
6. Main A/C System A/C System Operation: Did not test- To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
7. Main A/C System Refrigerant Lines: Copper Lines- Older connections that are known to leak and loose coolant
8. Main A/C System Condensate Removal: Plastic tubing- The condensation pipe is missing a trap in the pipe. Recommend installing where the pipe exits the A/C unit on top of the furnace.
9. Main A/C System Exterior Unit Foundation: Uneven- The base of unit needs to be level to prevent the fan motor from wearing prematurely and also to allow the proper drainage of water. Recommend proper leveling.

Basement / Crawlspace

10. Main Basement Ventilation: Windows- Recommend opening windows and running a dehumidifier as needed in the humid summer months.

Laundry Room/Area

11. Basement Laundry Room/Area Laundry Tub: PVC- Tub is loose. When the sink moves, plumbing leaks may occur. Recommend fastening properly to prevent movement.

Bathroom

12. 2nd Floor Master Bathroom Tub Drain: PVC- Water stains are present on the 1st floor living room ceiling below bathroom. Did not detect any active leaks and was most likely caused by a leak in the overflow drain of the bathtub.

Roof

13. Main Roof Surface Material: Asphalt shingle- Missing a roof shingles on the lower front (east) roof, Recommend replacing missing shingles
14. Main Roof Surface Approximately Age: 14-15 Years Old- Total life expectancy is approximately 20 years. Some signs of age. No signs of any active roof leaks (OK).

Exterior Surface and Components

15. Main Rain Gutter System Downspouts / Extensions: Aluminum- Downspout extensions should extend at least 5' - 7' from the exterior foundation to prevent water from pooling next to the foundation (All sides).

Lots and Grounds

16. Grading: Flat, Negative slope- The soil around the exterior of the foundation is flat or is sloping towards the foundation. It is recommended that topsoil be added on the exterior to build up the ground so that it slopes away from the foundation. The grade should slope a minimum of 1 inch per foot for the first 4 to 6 feet so that water does not collect next to the foundation and then enter the basement. (All sides).

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Summary (Continued)

17. Vegetation: Shrubs- Shrubs and bushes should be at least 3' from the house. When they are close to the foundation, air and sunlight cannot get between the bushes and the house to dry the soil. Recommend trimming, or removing, as needed.
18. Driveway: Asphalt- Some settlement was present where the driveway meets the garage floor. Recommend filling the low spots and seal as needed.

Garage/Carport

19. Attached Garage/Carport Ceiling: Drywall- Recommend sealing all holes and voids in ceiling (Rooms are above garage)