

HOME INSPECTION REPORT

**3001 N. Torreys Peak Drive
Superior, Colorado 80027**

Inspection Date:
8/4/2010

Prepared For:
The Terpstra Residence

Prepared By:
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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is a average built 10-11 year old (approx. age) home located in the Rock Creek subdivision. This two-story home is reported as containing approximately 3,700 square feet of living space. The home is situated on the west side of the street and faces east. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure. *Note: This home was re-inspected (subsequent to some repairs being proactively completed by the Seller or their licensed contractors. This report (8/4/2010) reflects the condition of the home subsequent to the repairs. The initial inspection took place on June 4, 2010.*

KEYS USED IN THIS REPORT

For your convenience, the following keys have been used in this report.

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical improvement or maintenance recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

Note: Observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements.

- For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is *a summary of the potential improvements* that should or could be budgeted for over the short or long term. Other improvements, outside the scope of this inspection, may also be necessary. ***Please refer to the body of this report for further details on these and other recommendations.***

Interior

1. **Improve:** The gas fireplace should be serviced, cleaned and checked for loose wiring by a qualified technician. The unit turned off once when the inspector was testing for gas leak and moved/touched a wire.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ISHI® Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The ISHI® Inspector Standards can be found at the end of this report and are made part of the inspection.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Please refer to the ISHI[®] Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 70-75 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	•Poured Concrete •Basement (Raised Floor) and Crawl Space Configuration
Columns:	•Steel
Floor Structure:	•I-Joist•Steel Joist• Waferboard Subfloor
Wall Structure:	•2x4 Wood Frame, Brick Veneer
Ceiling Structure:	•2x4 Wood Truss
Roof Structure:	•2x4 Wood Trusses •Waferboard Sheathing
Attic Method of Inspection:	•Entered •Viewed From Hatch
Crawlspace Method of Inspection:	•Entered •Viewed From Hatch•Under Raised Floor Not Viewed

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

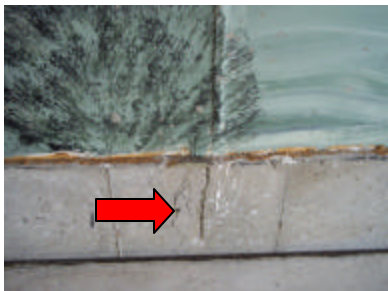
Positive Attributes

The construction of the home is considered to be generally good quality. The materials and workmanship, where visible, are above average. The span of all visible joists appears to be within acceptable limits. No prior roof leaks were observed on the underside of the roof sheathing.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** It should be noted that this home is located in an area known for expansive soils. The properties of such soils may affect the performance of the structure over time. The rate of movement, if any, cannot be predicted by a one-time visual inspection.
- **Monitor:** Prior repairs were noted to the foundation on the entire home. Consult the Seller as to when and what repairs became necessary. Multiple documents are available for review if desired. A Structural Engineer could be consulted to further evaluate this condition and identify any further remedies available for correction if concerned or desired.
- **Monitor:** Common minor cracks were observed in the foundation walls of the house at the garage. This implies that some structural movement of the building has occurred, as is typical of most houses.
- **Monitor:** The foundation exhibits evidence of prior bowing and cracking in various locations of the home. This is usually the result of excessive soil pressure on the foundation walls. The cracks appear to have been epoxy injection filled and the cracking does not appear to have increased in size since the repairs were performed. Refer to the documents available from the Seller describing the repairs performed.
- **Monitor:** Common minor settling cracks were observed in the foundation walls of the house in various locations. This implies that some structural movement of the building has occurred, as is typical of most houses.



Prior Foundation Repair



Prior Foundation Repair

Exterior Walls

- **Monitor:** Slight inward bowing of the interior wall drywall material was observed at the garage. This implies that structural movement of the building may have occurred. The rate of movement cannot be predicted during a one-time inspection.

LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- No access was gained to the under the “raised floor” crawl space as the hatch cover could not be removed.
- Insulation obstructed the view of some structural components in the attic.
- The roof space/attic was viewed from the access hatch only.
- Notice: All slabs experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed. Wall and roof cavities could not be inspected.
- Extensive storage limited the inspection of some structural components.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

ROOFING

DESCRIPTION OF ROOFING

Roof Covering:	•Composite Shingle
Flashings:	•Metal Valley & Wall •Metal Drip Edge
Chimneys:	•Metal
Gutters and Downspouts:	•Galvanized Steel •Downspouts discharge above grade
Method of Inspection:	•Walked on roof •Viewed with binoculars •Viewed from Ground

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are considered to be in generally good condition. Roof flashing details appear to be in good order. The chimneys do not reveal any signs of significant deterioration.

General Comments

The original roof coverings are typical for homes in this area. A licensed roofing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Flashings

- **Monitor:** The wall flashing above the garage at the front wall should be kept well sealed. This flashing detail exhibits evidence of *prior* leakage and appears vulnerable to leakage.
- **Monitor:** The flashing on the south side of the garage should be carefully monitored. The proximity and configuration of this flashing is extremely vulnerable to leakage.
- **Monitor:** The clearance of the siding trim at the flashing on the southeast side of the garage is insufficient. This condition leaves the siding vulnerable to rot.



Gutters & Downspouts

- ~~**Improve:** Loose or damaged downspouts on the garage should be repaired promptly. *This was proactively corrected by the Seller.*~~
- ~~**Improve:** The gutters at the lower front slope require cleaning. The "dirt" within the gutter is causing rust and may impede the flow of water to the downspout. *This was proactively corrected by the Seller.*~~
- **Monitor:** The gutters at the lower front slope do not appear to have sufficient slope to drain properly. *If they do not perform as intended, the slope should be adjusted.*
- **Monitor:** It is recommended that gutters and downspouts be installed at the upper front slopes.



Sloped Roofing

- ~~Monitor:~~ Nails backing out at the front slope should be re-nailed and sealed. *This was proactively corrected by the Seller.*

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Some sections of the roofing surface were concealed from view.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Brick •Composite Wood Hardboard Lap Siding
Soffit, Eaves and Fascia:	•Wood
Flashing/Trim:	•Metal Weep/Drip Screed
Window/Door Frames and Trim:	•Wood •Vinyl
Exterior Windows Style/Glazing:	•Metal Frames
Exterior Doors/Frames/Trim:	•Fiberglass Entry Doors •Wood Frames & Trim
Vegetation/Landscaping:	•Mature & Professional Looking (Front and Rear)
Driveways:	•Concrete
Walkways and Patios:	•Concrete•Stone
Porches, Decks, and Steps:	•Concrete •Wood
Overhead Garage Door(s):	•Composite Wood
Lot Grading:	•Level Grade •Graded Away From House
Grading and Drainage:	•Adequate Drainage
Retaining Walls:	•Prefab Masonry
Fencing:	•Wood •6' Privacy Picket-Type

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the 1-car overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. The proximity of the house is considered good, from a lot drainage standpoint. The driveway, patio, and walkways are in good condition. The landscaping is considered to be good quality. Freeze resistant hose bibs (exterior faucets) appear to have been installed. This is a nice convenience. Removal of hoses from the hose bib connection is still necessary when temperatures are expected to be below 32 degrees F. The wall cladding was observed to be in generally good condition. The wall flashing and trim appear to be in good condition. The entry doors appear to be in good condition and work properly. The eaves, soffits and fascia appear to be in good condition.

General Comments

Generally speaking, the exterior of the home is in good condition.

RECOMMENDATIONS / OBSERVATIONS

Garage

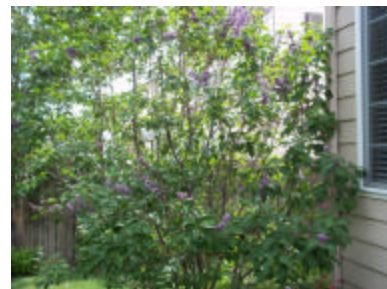
- Safety Issue:** Although the 2-car garage-door opener laser reverse did function properly, the door did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately. *This was proactively corrected by the Seller.*
- Monitor:** Floor heaving is noted in the



garage as seen near the rear entry door. While this amount of heaving is unusual, this slab is not a structural component of the home.

Exterior Walls

- **Improve:** Openings (seams) where the brick veneer meet the siding at the garage and the northeast corner should be caulked and sealed. *This was proactively corrected by the Seller.*
- **Improve:** Openings where the air conditioning liens penetrate the north wall should be better caulked and sealed. The existing condition can allow moisture to penetrate the composite siding and cause rot. *This was proactively corrected by the Seller.*
- **Improve:** Shrubbery branches at the northwest corner should be trimmed away from the house. *This was proactively corrected by the Seller.*
- **Monitor:** The exterior brickwork could be repointed (replacement of the mortar between the bricks) at the garage above the door headers and under the eave. *This was proactively corrected by the Seller.*



Porch

- **Monitor:** The porch at the front wall has settled relative to the house proper and caused some cracks. This is a common condition that should be monitored. If desired, the cracks could be caulked with concrete caulking.
- **Monitor:** The patio at the rear wall has settled relative to the house proper and caused some cracks. This is a common condition that should be monitored. If desired, the cracks could be caulked with concrete caulking.

Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved in the past. Prior repairs (new slab sections) have been performed.

Exterior Eaves

- **Monitor:** Vines growing on exterior walls at the front walls could be kept trimmed away from siding, window trims, and the eaves.



Windows

- **Improve:** The window frames at the lower rear wall require painting and caulking. *This was proactively corrected by the Seller.*

Fencing

- **Monitor:** The fencing could be sealed or stained to prolong its life.

Discretionary Improvements

Installing a metal overhead garage door(s) would improve the weather-tightness and maintenance of the door(s).

It would be wise to install a smoke detector in the garage.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.
- Interior finishes and/or insulation restricted the inspection of the garage.
- Access below decks and/or porches was not possible.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Entrance Wires:	•Underground •Aluminum
Main Disconnect:	•Main Service Rating 200 Amps•Breakers – 200 Amps •Located: Main Panel
Service Ground:	•Copper •Ground Rod Connection •Water Pipe Connection
Main Distribution Panel:	•Panel Rating: 200 Amps •Breakers •Located: Northwest Exterior Corner
Branch/Auxiliary Panel(s):	•None Visible
Distribution Wiring:	•Copper •Nonmetallic Sheathed Cable
Receptacles:	•Grounded •Correct Polarity
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Basement •Garage •Kitchen
Arc Fault Circuit Interrupters:	•None Found

ELECTRICAL SYSTEM OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and most all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 240 volt circuits have been provided for all 240 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

Inspection of the electrical system revealed the need for minor improvements, as is typical of most homes. Although these improvements are not costly to repair, they should be considered high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.*** A licensed electrician should be consulted to undertake the improvements recommended below.

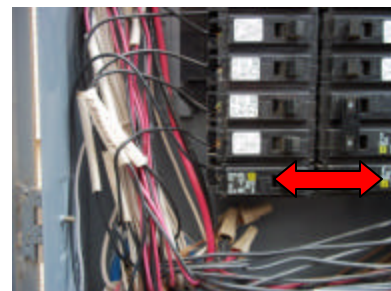
RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Improve:** The installation of multiple ground fault circuit interrupter (GFCI) outlets is not recommended on the same circuit as one already containing GFCI protection as found on the northeast four plex outlet. It is recommended the outlets or circuit be rearranged so that only one GFCI (beginning of circuit) is tripped. *This was proactively corrected by the Seller.*

Main Panel

- **Improve:** Oversized breakers (20 Amps) at lug #39 & 40 within the main distribution panel should be replaced with 15 Amps breakers. All breakers should be appropriately sized according to wire gauge. *This was proactively corrected by the Seller. 15 Amp breakers were installed by a licensed electrician.*
- **Monitor:** Linking (sometimes referred to as bridging) should be provided wherever two fuses or breakers serve the same circuit as is the dishwasher and waste disposal. ***Notation from Electrician:*** “We have assessed and repaired the electrical concerns listed on the home inspection correction list. The issue noted regarding “bridging” of common linked circuits has been inspected and I do not recommend any repairs to this concern at this time. Linking or Bridging of circuit breakers on multi-wire circuits is a code requirement in the current 2008 Code, but was not required or enforced at the time of installation. In my opinion, this is a good practice, but does not present any major safety concerns.”



LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Natural Gas
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Rigid Ductwork •Non-Insulated •Wall Vents •Floor Vents
Operating Controls:	•Wall Thermostat
Chimneys/Flues/Vents:	•Metal •B-Vent
Other Components:	•Humidifier •Electronic Air Cleaner
System Manufacturer:	•Lennox
System Description Heating:	•Manufacturer Date: 1999 •Approximate Age (in years): 11 •Model # 80UHG4/5-120A-3 · Serial # 6399B 13536
Temperature Rise Recorded:	· 76 Degrees Ambient/108 Degrees Supply = 32 Degrees F
Air Filter Size:	•Not Applicable
Carbon Monoxide Test:	•Passed

HEATING SYSTEM OBSERVATIONS

Positive Attributes

The heating system is in generally good condition, when compared to systems of a similar age and configuration. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by this 120,000 BTUH system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The chimney has been lined. This is an important consideration for a heating system of this type. The system does not require a pilot light, thereby increasing its seasonal efficiency. The fan, pressure, and heat limit switches were observed and they appear to be in good condition. Upon testing the heating equipment and its components, a normal temperature rise within the house was observed. This would suggest that this system and its components are operating properly. Adequate heating capacity should be provided by the system.

General Comments

Minor improvements to the heating system are necessary. It would be wise to consider a homeowner’s warranty to protect the buyers from unexpected breakdown and failure. The **Heat Exchanger** is a component of the furnace in which combustion occurs. As the heat exchanger wears out, cracks and holes may develop and the combustion gases may mix into the warm air stream that serves the home. This furnace has a sealed heat exchanger. Only a qualified heating technician is able to effectively inspect it. The inspector is not equipped to inspect furnace heat exchanger for evidence of cracks or holes, during the visual Home Inspection. This is beyond the scope of this inspection. The heating system shows no visible major defects. A licensed heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** ~~As is common with many homes, the humidifier has lacked maintenance somewhat. Cleaning or replacement of the water pad media should be performed. It is recommended the humidifier be cleaned regularly and turned off in the summer. This was proactively corrected by the Seller.~~
- **Improve:** The electronic air cleaner requires cleaning. ~~Cleaning the electronic fins and the pre-filters is recommended. This was proactively corrected by the Seller.~~
- **Monitor:** The heating system requires its annual servicing. There is no evidence of recent servicing of the equipment. It would be advisable to inquire with the existing homeowner as to its last servicing. If it has been longer than twelve (12) months, then it is wise to engage a qualified HVAC technician to service and check the system.

LIMITATIONS OF HEATING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- The heat exchanger was inaccessible and is not part of this inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

Energy Source:	•Electricity •240 Volt Power Supply
System Type:	•Air Cooled Central Air Conditioning
Other Components:	•Ceiling Fans
Distribution Methods:	•Rigid Ductwork •Non-Insulated •Wall Vents •Floor Vents
System Manufacturer:	•Rheem
System Description:	•Manufacturer Date: 6/2001 •Approximate Age (in years): 9 •Model #: RAKA-060JAZ •Serial #: 6798F230114305
Temperature Drop Recorded:	• 74 Degrees Ambient/58 Degrees Supply = 16 Degrees F
Maximum Circuit Breaker Size:	• 60 Amps
Minimum Circuit Breaker Size:	• 50 Amps
Actual Circuit Breaker Size:	• 60 Amps

COOLING SYSTEM OBSERVATIONS

Positive Attributes

Adequate cooling capacity is provided by this 60,000 BTUH (5 Ton) system. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls. The system and its components are considered to be in good condition, when compared to systems of a similar age and configuration. Regular maintenance will, of course, be necessary.

General Comments

The system shows no visible evidence of major defects. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

No improvement to the cooling system is considered necessary at this time.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The evaporator coil was not accessible at the time of inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic •14" Loose Fill Fiberglass
Roof Cavity Insulation:	•None
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•None
Crawl Space Insulation:	•Fiberglass
Floor Cavity Insulation:	•None
Air / Vapor Barrier(s):	•Plastic
Roof Ventilation:	•Roof Vents •Soffit Vents
Crawl Space Ventilation:	•Exterior Wall Vents •Power Ventilator
Exhaust Fans / Vent Locations:	•Bathrooms •Dryer •Laundry Room • Crawl Space
Method of Inspection:	•Entered Attic Crawl Space
Garage Ventilation:	•Rear Entry Door

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated and well ventilated home. Adequate levels and proper distribution of the insulation materials was observed in the attic. The roof and interior ventilation systems that are in place are sufficient for a home of this age and configuration. The exhaust fans within the home functioned properly. No improvements to the insulation/ventilation systems are considered necessary at this time.

General Comments

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. Despite the presence of insulation in the floor cavity, rooms above garages tend to be cooler during winter months.

RECOMMENDATIONS / OBSERVATIONS

Basement

- **Monitor:** During any basement refinishing or renovation plans, it would be wise to add wall insulation. It is also recommended that a moisture barrier be provided between the finished walls and the foundation walls, and that an air/vapor barrier be installed on the warm air side of the insulation.

Attic / Roof

- **Monitor:** Ideally, the attic access hatch should be better insulated.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to the wall cavities of the home.
- The attic was viewed from the access hatch only.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Valve Location:	•Front Wall of Basement
Static Water Pressure:	•PSI= 68
Gas Valve Location:	•At meter
Gas Piping:	•Black Steel •Flexible Steel
Supply Piping:	•Copper •Non-Insulated •Plastic
Waste System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic •Copper •T & P Valve •Non-Insulated
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Approximate Age (in years): 3 •Manufacturer Date: 2007 •Manufacturer •American • Model #: BFG6150T403NOV • Serial #: 0749133228
Other Components:	•Sump Pump •Backflow Preventers on Hose Bibs •Landscape Sprinkler Systems •Pressure Regulator on Main Line

PLUMBING SYSTEM OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The plumbing fixtures appear to have been well maintained. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing system is in good condition and no leaks were observed in the supply and/ or drainage systems. A typical drop in functional flow was experienced when two fixtures were operated simultaneously. All of the faucets and fixtures are in good condition and appear to have been well maintained. The water heater thermostat, the temperature and pressure relief valve (TPR), the thermocouple and the venting systems for the water heater are in place and appear to be in good condition. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 5 to 8 years, this unit should have several years of remaining life.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Sump Pump

- **Monitor:** The discharge line on the sump pumps appears to be capped off at the west exterior. Ideally, the discharge pipe for the sump pump should be allowed to flow freely as needed. Verification of the sump pump discharge should be performed.

Fixtures

- **Improve:** ~~The sink drain stopper is inoperative in the second floor bathroom. Repair should be a simple task. This was proactively corrected by the Seller.~~
- **Monitor:** An exhaust fan that discharges to the building exterior is recommended in the master bathroom shower and bathtub area.
- **Monitor:** ~~The sink overflow holes in the main floor bathroom were observed to drain slowly or not drain at all, suggesting that an obstruction in the overflow channel may exist. This was proactively corrected by the Seller.~~

Water Heater

- **Monitor:** Water heaters manufactured after 2006 have a typical life expectancy of 5 to 8 years. The existing unit is within this manufacturing period. One cannot predict with certainty when replacement will become necessary.

Sump Pump

- **Monitor:** The drain tile crock was not observed in the crawl space due to the hatch not being able to be removed. It is not known if there is water in the drain tile crock or not. Monitoring the pit for water accumulation is highly recommended. If water comes above the drain tile, it may be wise to repair the sump pump unit that discharges to the exterior.

Discretionary Improvements

Due to the age of the home, the soils conditions and the type of waste piping used, it would be a wise decision to perform a video camera inspection of the main sewer line to the connection point. This inspection technique is useful in finding tree roots, line breaks, cracks, low or high spots, blockages and poor connections if any.

LIMITATIONS OF PLUMBING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.
- Extensive storage under cabinets restricted the inspection of the plumbing under the sinks.
- The sump pump was not inspected.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster •Wood •Tile •5/8" Drywall (between house and garage)
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Countertop Surfaces:	•Laminate
Steps and Stairs:	•Wood
Balconies and Railings:	•Wood
Interior Windows Style / Glazing:	•Single Hung •Sliders •Fixed Pane •Double-Pane Insulated
Interior Doors:	•Wood •Hollow Core •Sliding Glass •Storm Door(s) •French
Fireplaces:	•Natural Gas

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

The walls are relatively plumb and in good condition. The ceilings are in good condition. The drywall between the house and the garage is properly rated and in good condition. On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The doors and windows are good quality. The windows have, for the most part, been well maintained. General cleaning of the glass and interior track of the windows is recommended. The doors and windows are in good condition and function as intended. The door between the house and the garage is properly rated, it is in good condition, and the self closing device functioned as intended.

General Condition of Floors

The floors of the home are relatively level and the floor coverings are in good condition.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** ~~Damage to the interior finish was observed in the garage at the support column drywall. Repair may be desirable. This was proactively corrected by the Seller.~~

Floors

- **Improve:** ~~The tile floors require caulking where the tile meets the bathtub in the second floor bathroom. This was proactively corrected by the Seller.~~
- **Monitor:** Loose carpet was observed in multiple locations of the home. Stretching of the carpeting is recommended so that tripping hazards do not form and the appearance of the carpet is better.



Doors

- **Improve:** ~~The installation of doorstoppers in the front entrance is recommended to help avoid damage to interior finishes. This was proactively corrected by the Seller.~~

Fireplaces

- **Improve:** The gas fireplace should be serviced, cleaned and checked for loose wiring by a qualified technician. The unit turned off once when the inspector was testing for gas leak and moved/touched a wire.

Environmental Issues

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of equal to or more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is outside the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) at www.epa.gov for further guidance or NEHA/NRPP at www.radongas.org for a list of certified mitigation

companies in our area as needed. You may also contact your A-PRO inspector for NEHA/NRPP certified testing or other options available. Note: The under floor venting system, although not designed for radon mitigation, may effectively reduce radon in the home.

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

Basement Leakage

- **Monitor:** Proper performance of the sump pump is critical to preventing crawl space and basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the "Plumbing" section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Extensive storage restricted the inspection of the interior.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Built-in Electric Oven •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer
Laundry Facility:	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Door Bell •Smoke Detectors

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry appliances that have been installed are good quality. The kitchen cabinetry is above average quality. The kitchen cabinetry is in good condition and the cabinets have been well maintained. The kitchen countertops appear to be in good condition and have been well maintained. Each oven temperature was verified to be within 5 degrees F of the setting chosen.

General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

RECOMMENDATIONS / OBSERVATIONS

Carbon Monoxide Detector

- ~~**Safety Issue:** The installation of a carbon monoxide detector within 15 feet of all sleeping areas is required by Colorado law. It is highly recommended to replace the two smoke detectors in the upstairs hallway ceiling locations with dual-function, smoke/carbon monoxide detectors. *This was proactively corrected by the Seller.*~~

Clothes Washer

- ~~**Monitor:** The rubber hoses for the clothes washer could be replaced with flexible stainless steel to prevent water damage in the event that a rubber hose bursts. This is a prudent measure even though there is a drain pan located under the clothes washer that discharges to the exterior. *This was proactively corrected by the Seller.*~~

Oven

- ~~**Improve:** The built-in ovens have been lacking maintenance somewhat. Thorough cleaning is advised. *This was proactively corrected by the Seller.*~~

LIMITATIONS OF APPLIANCES INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Refrigerator icemakers are not tested and beyond the scope of this inspection.
- Home Security Alarm Systems are not tested and beyond the scope of this inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INSPECTION GUARANTEE AGREEMENT

120-DAY GUARANTEE (FOR BUYERS OR SELLERS)

GUARANTEE AGREEMENT

Administrator guarantees the performance of the CHI professional home inspector as follows: In the event of the failure of any system or component that was inspected by the CHI professional home inspector but that was not identified in the Home Inspection Report as deficient, Administrator will reimburse you for the reasonable costs to repair the deficient system or component. Such reimbursement is subject to the applicable deductibles as well as all terms and conditions contained herein.

DEFINITIONS

"Deficient" means that the system or component has been identified in the inspection report by the CHI professional home inspector as a 'major concern', 'major improve', 'safety issue', 'improve', 'monitor', or has otherwise been identified as malfunctioning, or at risk of malfunction. "Failure" means that the system or component ceases to function for its intended purpose.

TERMS AND CONDITIONS

Please read carefully. Void where prohibited by law. This is not a home warranty or maintenance agreement. I understand that in order for a claim to be valid, I must contact the claims administrator before making repairs to receive a claim validation number. I understand that my failure to obtain claim validation and an Authorization Number before I make repairs will render this agreement null and void. I also understand that this agreement is effective only after a CHI professional home inspector has performed a full and comprehensive home inspection including the completion of the Home Inspection Report (written report of findings). I agree that there is no coverage under this guarantee for any system or component that is identified in the inspection report as deficient in any manner. Once the system or component deficiency is corrected, AND my CHI professional home inspector has re-inspected the repaired system or component AND has amended the report to reflect that adequate corrections to the deficiency have been effected, coverage will apply to such previously deficient component(s) for the remainder of the contract term. I also understand and agree that if a defect that had not been previously identified is discovered by the CHI professional home inspector during any subsequent inspection, then that system and or component is not covered subsequent to the inspector's identification of the deficiency.

ADDITIONAL TERMS AND CONDITIONS

This coverage is valid for owner occupied single-family dwellings only. Administrator reserves the right to cancel this agreement or transfer it at any time and return the unearned portion of the enrollment fee. Notwithstanding any other provision of this agreement, the Gold 90 or Silver 120 plans are limited to a maximum aggregate benefit amount of one thousand dollars (\$1000.00) per contract term regardless of the number of claims made. I understand that all disputes arising hereunder shall be resolved by and through binding Arbitration as described below. If suit is brought by me or anyone on my behalf prior to submitting and completing the Arbitration procedure, I agree to pay all costs and attorneys fees of Administrator, partners and affiliates.

CLAIMS ADMINISTRATOR

National Adjustment Bureau; 800 Yamato Rd. Suite 100 Boca Raton, FL 33431
Program Administrator
NSD, 800 Yamato Rd., Suite 100, Boca Raton, FL 33431

CLAIMS PROCEDURES

1. In the event of a claim, you must immediately, and prior to making any repairs, contact the Claims Administrator at 1-800-793-2776 ext. 101.
2. You must submit a copy of your Home Inspection Report along with one estimate for mechanical or roof claims, and three estimates for structural claims to the Claim Administrator. All estimates must provide an explanation of the malfunction, and must be itemized with a breakdown of all costs for parts and labor. We will only accept estimates from contractors who are licensed, bonded and insured. We reserve the right and you agree to provide us with any additional estimates and/or documentation that we reasonably request.
3. If the claim is to be covered, Claim Administrator will provide you with an Authorization Number.
4. After you obtain your Authorization Number, you may contact a licensed, bonded, and insured contractor of your choice to have the authorized repairs completed.
5. After we receive the required documents, we will reimburse you for the lesser of the lowest bid, the reasonable repair costs, the reasonable replacement costs, the depreciated value of the system or component, or the remaining balance of the maximum aggregate benefit limit under this agreement. The depreciated value of the system or component is based on the item's current age, condition, quality, and other factors established from formulas and techniques proprietary to us our partners and affiliates and or their partners and affiliates.
6. You further agree where applicable to hire the contractor with the lowest bid to perform repairs subject to this entire agreement and according to the pre-inspection agreement.
7. We reserve the right at our sole discretion to have our own inspector or adjuster further evaluate the condition or the problem; additionally, we reserve the right to select a contractor of our choosing to perform or complete the necessary repairs.
8. Repairs to and/or replacement of systems or components will be completed with materials of like kind and quality to the damaged property. Additionally, we reserve the right to require the utilization of commonly used building materials where applicable and at our sole discretion.
9. Benefits payable under this contract are excess over any other valid and collectable insurance policies, service contracts, and/or manufacturers' warranties. We will coordinate any additional payments above such insurance policies, service contracts, or manufacturer's warranties.
10. All plans are subject to the following deductible amounts: Applicant's deductible amount is (\$50.00) fifty dollars per occurrence or repair for Mechanical Items, (\$50.00) fifty dollars per occurrence or repair for Built- ins; (\$250.00) two hundred fifty dollars per occurrence or repair for Roof Items, (\$500.00) five hundred dollars per occurrence or repair for Structural. CHI professional home inspector's deductible amount is (\$35.00) thirty- five dollars per occurrence or repair.

EXCLUSIONS

There is no coverage under this agreement for:

1. Any mechanical systems or components that are not located within the footprint of the home's foundation including but not limited to detached buildings, walkways, driveways, fencing, swimming pools, spas, pool or spa heaters, solar panels, underground plumbing or sprinklers, water softeners/purifiers, and other components or structures not attached to the primary residence unless specifically agreed upon in writing by both the inspector and the property owner.
2. Any items listed in the inspection report as defective or deficient, or items identified in the limitation section of the inspection report as Monitor, Improve, Major Improve, Major Concern, or Safety Hazard. However, coverage will apply once the deficiency of the subject system or component has been corrected, has been re-inspected by the CHI professional home inspector, and has been added to the report along with repair receipts from a licensed and insured contractor.
3. Any system or component that is damaged subsequent to our inspection by any cause or peril including, but not limited to: fire, windstorm, flood or water damage of any kind, mold or fungi, weather event of any kind, earthquake or other natural disaster, sinkhole or land subsidence, explosion, hail, lightning, artificially generated electrical current, animals, vehicles, falling objects, vandalism, negligence of others, intentional ct, theft or damage caused by burglars, nuclear discharge or radiation, war or warlike act, or act of terrorism.
4. Any pre-existing conditions that have been identified and that have not been repaired.
5. Any items not listed on the attached coverage schedule.
6. Any items not present, verifiable, or available at the time of inspection.
7. Any systems and/or components that have been upgraded subsequent to inspection.
8. Any losses normally covered under a property insurance policy, home warranty, or service agreement.
9. Any damages caused by lack of normal maintenance and care.
10. Any timers and/or clocks.
11. Any plumbing or electrical component or system that is located within or under concrete, including restrictions in pipes.
12. The internal conditions of heating, ventilation and air-conditioning (HVAC) systems including but not limited to: the adequacy of air flow, duct work and/or insulation, refrigeration systems and appliances (including connections), heat exchangers, heat pumps, compressors, coils, freon or other coolants.
13. Any service calls to perform seasonal and or routine maintenance to any system or component.
14. For the costs of any upgrade(s) to any system(s) or component(s) necessary to comply with any applicable building or zoning code, local, municipal or state ordinance, utility rule or regulation, or state or Federal efficiency standards..
15. Any appliance and/or system older than its useful life as outlined in The Blue Book Residential & Light Commercial Cost Guide for Cleaning, Reconstruction and Repair 2005.
16. Any costs for the removal of any walls, floors, roofs or concrete necessary to repair covered systems or components.
17. Garage door transmitter units.
18. Roof repairs to areas that are not leaking.
19. Any upgrades of materials or modifications to the original roof or structural design.
20. Shake, asbestos, tile, or slate roofs.
21. Any roof over fifteen years of age with one layer of roofing, and any roof over eight years of age with two layers of roofing.
22. Any roof with more than two layers.
23. Any roofing material costs in excess of one hundred fifty dollars (\$150) per hundred square feet inclusive of flashing, drip edges, ridge vents, etc.
24. Any concrete cracking, spalling or scaling.
25. Any damage to interior and/or exterior painting.
26. Any structural repair costs in excess of two hundred fifty (\$250) dollars per hundred square feet.
27. Latent defects, or any defect that could not have been detected by reasonable visual inspection.
28. The adequacy of any design or installation process of any system, component or other feature of the subject property.
29. Structural stability, engineering analysis, geological stability or soil conditions including but not limited to sinkhole or seismic activity,
30. The marketability or market value of the property, or the advisability of purchase of the property.
31. Furnace heat exchangers, fireplaces, chimneys and/or flues, or any gas-fired air-conditioning units.
32. Radio or remote controlled devices, alarms, garage door opener transmitter units, automatic gates, elevators, thermostatic timer controls, dumbwaiters, or any other item not specifically listed on the attached coverage schedule.
33. The insurability of the property.
34. The grading of soil or the potential for flooding or holding standing water.
35. The presence of pests, termites, wood damaging organisms, insects, vermin, rodents or other animals.
36. Testing for the presence of asbestos, radon gas, lead paint, urea, formaldehyde, soil contamination, potentially dangerous chemical substances, fungi, mold, mildew, algae, bacteria or other micro-organisms, air quality, water quality, or any other potential environmental hazard of any kind.

ARBITRATION

If you and we do not agree on the amount of loss or whether or not a loss is covered, either may demand binding arbitration of the claim. In this event, each party will select a competent arbitrator within 20 calendar days of receiving written notice from the other of a demand for arbitration. The two arbitrators will select an umpire. If they cannot agree upon an umpire within 15 days, you or we may request that the choice be made by a judge of a court of competent jurisdiction in Palm Beach County, Florida. The arbitrators will state separately their coverage decision and/or the amount of loss. If the arbitrators submit a written report of an agreement to us, the amount agreed upon will be the amount of loss subject to all limitations under this limited Guarantee. If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding on all parties.

Each party will:

1. Pay its chosen arbitrator, and
2. Bear the expenses of the arbitration and umpire equally.

"We" do not waive any of "our" rights under this agreement by agreeing to arbitration. Any and all arbitration proceedings will take place in Palm Beach County, Florida.

SEVERABILITY

You and we agree that should a court of competent jurisdiction determine and declare that any portion of this contract is void, voidable, or unenforceable, the remaining provisions and portions shall remain in full force and effect.

COVERED ITEMS SCHEDULE

Mechanical (\$50 deductible per occurrence or repair): Water heater, wiring, gas lines, range, central heat and air, main service panel, water lines, electrical receptacles, doorbell, faucets and spigots, switches, drain lines, garage door opener (except transmitter).

Built-ins (\$50 deductible per occurrence or repair): Cooktop & oven, trash compactor, dishwasher, attic fan, microwave oven, garbage disposal.

Structural (\$500 deductible per occurrence or repair): Foundation, interior walls, exterior walls, structural framing, floor joint, garage door, load bearing walls.

Roof (\$250 deductible per occurrence or repair): Roof covering.

All claims are subject to the terms and conditions of this agreement, the terms and exclusions set forth in the CHI Home Inspection Authorization Agreement, and any limitations listed in the Home Inspection Report.