

# Inspection Report

Provided by:



## **L.A.Selleck inspections and Consulting**

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Home and Property Inspection Certification #NACHI15021706

Kansas Department of Health & Environment Certification #KS-Ms-0318

License for Certified Pesticide Applicator 7A #KS26755

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## Property Address:

Olathe, KS. 66062



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**Section number:**

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**1 Report Information****Client Information**

<b>Client Name</b>	Actual Report for Sample
<b>Client Phone</b>	Client's Phone Number

**Property Information**

<b>Approximate Year Built</b>	1970
<b>Approximate Square Footage</b>	5000
<b>Number of Bedroom</b>	7
<b>Number of Bath</b>	8
<b>Direction House Faces</b>	South
<b>Seller's Disclosure</b>	No the seller's disclosure was not supplied for my review.

**Inspection Information**

<b>Inspection Date</b>	9/5/2018
<b>Inspection Time</b>	9:30
<b>Weather Conditions</b>	Rain
<b>Outside Temperature</b>	74
<b>Price for Inspection</b>	\$525.00

## 2 Report Summary Page

This is not a technically exhaustive list of all deficiencies on the property. This report is designed to give the client an accurate overall view of the property. Please refer to the copy of the agreement at the bottom of this report.

Section	Condition#	Comment
Grounds	1	<p>The soil level was high on the foundation. I recommend clearing soil away from exterior walls areas, to provide a minimum of 6+ inches between wall coverings and grade. Conditions observed are conducive to wood destroying insect infestation and / or moisture related problems.</p> <p>There are areas at the front of the home that are holding water during rain. Recommend grading or adding top soil to low areas.</p> <p>Sump pump discharge at front of home disconnected. Water discharges next to foundation. Recommend repair. Sump pumps are discharged under ground with no observable clean outs. Clogged discharge lines can build pressure and cause pipe failure as was observed. Recommend discharging sump pumps above ground and away from the foundation.</p>
Grounds	2	<p>The driveway appears to be approaching the end of its useful life. The driveway had cracks and some settlement was observed. Potential tripping hazards were observed on the driveway. These should be repaired for safety.</p>
Grounds	3	<p>The sidewalk was cracked and raised or settled. This may cause a tripping hazard and should be repaired for safety.</p>
Exterior	6	<p>Some delamination of the siding observed particularly West side. Recommend repairs and sealing to prevent water intrusion. Penetrations should be caulked or sealed to prevent water intrusion. Some of the screen covering the soffit vents is deteriorated and in need of repair. The upstairs balcony off of the unfinished area is over spanned. Recommend bracing or appropriate support.</p>
Exterior	8	<p>The front entry door is in need of adjustment. The east door to the sun room sticking and needs adjustment and has some moisture damage at the base of the jamb.</p>
Exterior	10	<p>The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. Recommend contacting a chimney sweep to clean chimney and inspect and clean the fireplace.</p>
Roofing	13	<p>Sub- surface gutter drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or</p>

		location of their termination points (if any) is not determined as part of this inspection. It is recommended that sub-surface drains have clean outs installed to insure water continues to drain away from the foundation.
Heating - Air	17	Zoned heating system. The manufacturer date of the furnaces was Aug. 2000. Most manufacturers claim the life expectancy of a unit to be 15 - 20 years. At that point repairs or replacement can be expected. The furnaces were in serviceable condition at the time of the inspection.
Heating - Air	19	The furnace flues, both units, exhaust outside the home is too close to the air intake to the furnace. Recommend routing vent away from the exhaust. Recommend contacting an HVAC contractor for further evaluation and repair.
Heating - Air	21	Two units. The left AC unit (MFG. date June 2012) appeared to be in serviceable condition at the time of inspection. This is not an indication of future performance. The Right AC unit (Mfg. date: June 2000) was making a noise at the time of the inspection. Recommend contacting a HVAC contractor for further evaluation and repair of the unit.
Electrical	22	The conduit covering the electric power lines has settled. Recommend repair.
Plumbing	28	There was a water leak of undetermined source, possibly the roof, coming from the hot water heater flues.
Interiors	29	There is a hole in the wall in the sun room closet that has an active leak. Recommend repair. The general condition of the interior walls appeared to be in serviceable condition at the time of the inspection.
Interiors	34	Main level master bedroom entry door needs adjustment. Basement hallway closet door needs adjustment or repair. Upstairs West bedroom entry door needs adjustment.
Interiors	38	At move-in is a good time to change all batteries and evaluate the condition and placement of the smoke detectors. Smoke detectors have an expected life span of about 10 years.
Interiors	39	The fireplace is in need of cleaning. There is a crack at the back of the fireplace in the fire brick. Recommend having it professionally cleaned and inspected. Creosote build up can hide potential problems that are not evident at this inspection.
Bath(s)	48	The half bath is not GFCI protected. The hall bath electrical outlet shows no ground when tested and is not GFCI protected.
Bath(s)	50	The overall condition of the bathroom cabinets appeared to be in serviceable condition at the time of the inspection. Some doors and drawers are in need of adjustment and repair.

Bath(s)	51	The sink pedestal in the garage bathroom is broken.
Basement	56	There was an open live junction box in the unfinished basement bedroom East side. Recommend cover.
Basement	57	There were crack in the basement floor over 1/4". It appears that has been addressed with the foundation repairs by piercing under one of the columns. Recommend monitoring the floor cracks and sealing.
Foundation - Crawl Space	67	The North and West basement foundation walls have failed and have been repaired with steel columns and epoxy on the cracks. Some of the epoxy has cracked and will need to be repaired. It was raining at the time of the inspection and water was coming through the wall. I recommend contacting a foundation repair contractor to further evaluate the foundation and make needed repairs.
Foundation - Crawl Space	68	The adjustable columns supporting the main floor should be bolted / secured to the basement floor. The visible and observable areas of the floor's wood framing appeared to be in serviceable condition at the time of the inspection.

### 3 Grounds

#### Grading

##### Grading Slope

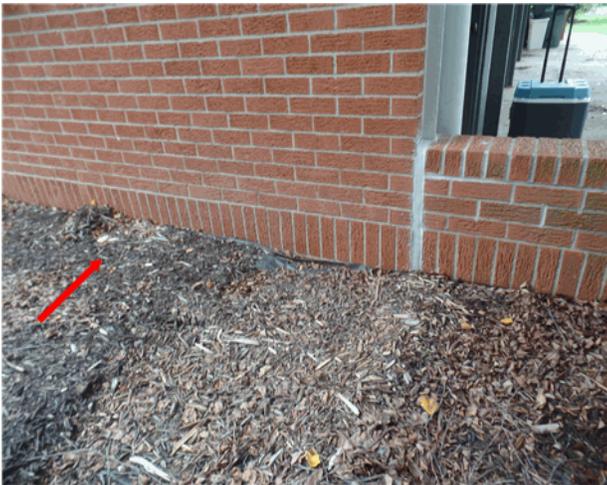
The site is flat.

##### 1) Grading Observations

The soil level was high on the foundation. I recommend clearing soil away from exterior walls areas, to provide a minimum of 6+ inches between wall coverings and grade. Conditions observed are conducive to wood destroying insect infestation and / or moisture related problems.

There are areas at the front of the home that are holding water during rain. Recommend grading or adding top soil to low areas.

Sump pump discharge at front of home disconnected. Water discharges next to foundation. Recommend repair. Sump pumps are discharged under ground with no observable clean outs. Clogged discharge lines can build pressure and cause pipe failure as was observed. Recommend discharging sump pumps above ground and away from the foundation.



Soil is high on the foundation.



Recommend 4 - 6 inch clearance soil or mulch to the siding. Sump pump discharge pipe disconnected. Water draining next to the foundation.





Sump pumps discharge into the yard with no clean out. Recommend routing above ground.

**Driveways - Sidewalks - Walkways**

**Driveway Material**                      Concrete

**2) Driveway Observations**

The driveway appears to be approaching the end of its useful life. The driveway had cracks and some settlement was observed. Potential tripping hazards were observed on the driveway. These should be repaired for safety.



Cracks and deterioration of the driveway observed.

**Sidewalk Material**                      Concrete

**3) Sidewalk Observations**

The sidewalk was cracked and raised or settled. This may cause a tripping hazard and should be repaired for safety.



Sidewalk trip hazard observed.  
Recommend repair for safety.

## 4 Exterior

### Front - Back Entrance

**Front Entrance Type** Porch

**4) Front Entrance Observations** The observable areas of the front porch appeared to be in serviceable condition at the time of the inspection.

**Back Entrance Type** Covered Deck

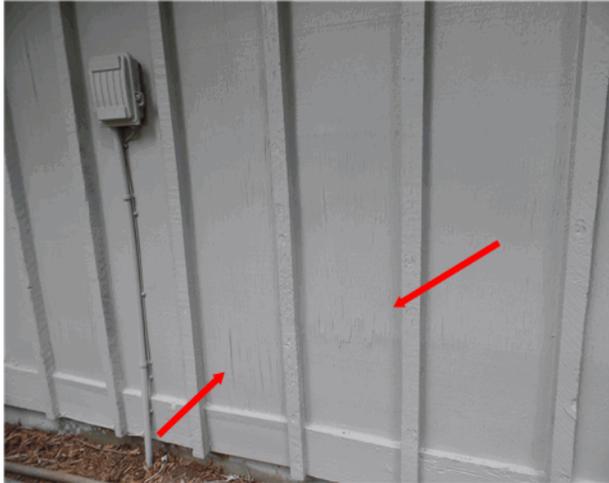
**5) Back Entrance Observations** The observable areas of the back entrance appeared to be in serviceable condition at the time of the inspection.

### Exterior Walls

**Structure Type** Wood frame

**Exterior Wall Covering** Wood and plywood.

**6) Exterior Wall Observations** Some delamination of the siding observed particularly West side. Recommend repairs and sealing to prevent water intrusion. Penetrations should be caulked or sealed to prevent water intrusion. Some of the screen covering the soffit vents is deteriorated and in need of repair. The upstairs balcony off of the unfinished area is over spanned. Recommend bracing or appropriate support.



Some siding delamination observed.



Seal around penetrations.



Some of the soffit vent screen has deteriorated.



Upstairs balcony is over spanned. Recommend support.

**Exterior Windows - Doors**

**Window Type** Double Hung

**Window Material** Vinyl

**7) Window Observations** The window's exterior appeared to be in serviceable condition at the time of the inspection.

**8) Exterior Door Observations** The front entry door is in need of adjustment. The east door to the sun room sticking and needs adjustment and has some moisture damage at the base of the jamb.



Entry door needs adjustment.



East sunroom door needs adjustment or repair.



Moisture damage at the base of the sun room door.

### **Exterior Water Faucet(s)**

#### **9) Faucet Observations**

The exterior faucets appeared to be in serviceable condition at the time of the inspection.

### **Chimney**

#### **10) Chimney Observations**

The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection. Recommend contacting a chimney sweep to clean chimney and inspect and clean the fireplace.



Recommend chimney cleaning and further inspection.

## 5 Roofing

### Roof Covering

<b>Method of Inspection</b>	The roof was inspected by walking the safe and accessible areas.
<b>Roof Style</b>	Hip
<b>Roof Covering Material</b>	Asphalt composition shingles.
<b>Number of Layers</b>	One
<b>11) Roof Covering Observations</b>	The roof covering shows normal wear and appeared to be in serviceable condition at the time of the inspection.
<b>12) Flashing Observations</b>	The roof flashings appeared to be in serviceable condition at the time of inspection.
<b>13) Gutter &amp; Downspout Observations</b>	Sub- surface gutter drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection. It is recommended that sub-surface drains have clean outs installed to insure water continues to drain away from the foundation.

### Attic Area

<b>Attic Access</b>	Unfinished upstairs room and bedroom closets
<b>Method of Inspection</b>	Entered attic area.
<b>Roof Frame Type</b>	The roof framing is constructed with rafter framing.

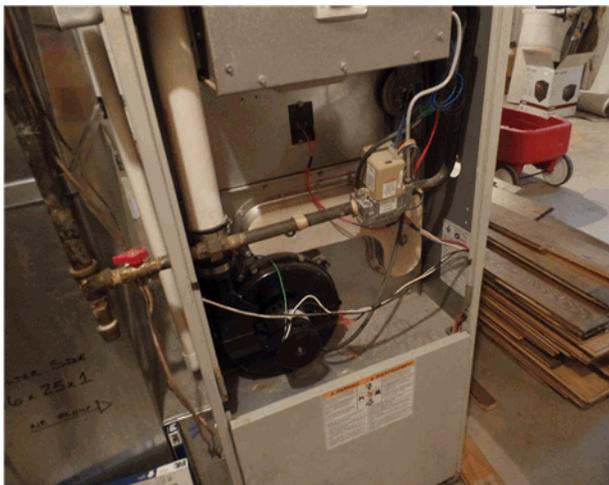
<b>14) Attic Observations</b>	Evidence of mice observed in the attic. Recommend Exterminator. The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.
<b>Attic Ventilation Type</b>	Ridge Vents and Soffit vents
<b>15) Ventilation Observations</b>	The ventilation for the attic appeared to be adequate.
<b>Attic Insulation Type</b>	Loose fill
<b>16) Insulation Observations</b>	The attic has blown-in insulation. The approximate depth of the insulation is 14+ inches, which appears adequate.

## 6 Heating - Air

### Heating

<b>Location of Unit</b>	Basement
<b>Heating Type</b>	Forced Air
<b>Energy Source</b>	Natural Gas

<b>17) Unit Observations</b>	Zoned heating system. The manufacturer date of the furnaces was Aug. 2000. Most manufacturers claim the life expectancy of a unit to be 15 - 20 years. At that point repairs or replacement can be expected. The furnaces were in serviceable condition at the time of the inspection.
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The furnaces are about 18 years old. Expect repairs or replacement at this age.

<b>Distribution Type</b>	The visible areas of the heat distribution system is ductwork with registers.
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<b>18) Distribution Observations</b>	The visible and accessible areas of the distribution system / duct work appeared to be in serviceable condition at the time of the inspection.
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**19) Ventilation Observations**

The furnace flues, both units, exhaust outside the home is too close to the air intake to the furnace. Recommend routing vent away from the exhaust. Recommend contacting an HVAC contractor for further evaluation and repair.



Furnace flue exhaust too close to furnace air intake. Seal penetrations to prevent water intrusion.



Improperly routed furnace exhaust and air intake. Rain can enter the furnace.

**20) Thermostat Observations**

The heating and cooling thermostat appeared to be serviceable at the time of the inspection.

**Air Condition - Cooling**

**Type of Cooling System**

Split system

**AC Unit Power**

240V

**21) AC Unit Observations**

Two units. The left AC unit (MFG. date June 2012) appeared to be in serviceable condition at the time of inspection. This is not an indication of future performance. The Right AC unit (Mfg. date: June 2000) was making a noise at the time of the inspection. Recommend contacting a HVAC contractor for further evaluation and repair of the unit.



Right AC unit making a noise.  
Recommend repair.

## 7 Electrical

### Service Drop - Weatherhead

**Electrical Service Type**      The electrical service is underground.

**Electrical Service Material**      Aluminum

**Number of Conductors**      Three

**22) Electrical Service Observations**      The conduit covering the electric power lines has settled. Recommend repair.



Electric service conduit has settled and should be repaired.

### Main Electrical Panel

**Main Disconnect Location**      At Main Panel

<b>Electric Panel Location</b>	The main electric panel is located at the basement.
<b>Panel Amperage Rating</b>	The electrical capacity of main breaker was listed / labeled as 200 amps.
<b>Circuit Protection Type</b>	Breakers
<b>Wiring Methods</b>	The main power cable is aluminum. The branch cables are copper.
<b>23) Electrical Panel Observations</b>	The main electrical panel appeared to be in serviceable condition at the time of the inspection.

### **Electrical Sub-panel**

<b>Sub-panel Location</b>	The sub panel was located next to the main panel
<b>24) Sub-panel Observations</b>	The electrical sub-panel appeared to be in serviceable condition at the time of the inspection.

## 8 Plumbing

### **Water Main Line**

<b>Main Shutoff Location</b>	The main valve is located at the basement.
<b>Main Line Material</b>	The visible material of the main line / pipe appears to be copper.
<b>25) Main Line &amp; Valve Observations</b>	The visible main water line entering the home and shut-off valve appeared to be in serviceable condition at the time of the inspection.

### **Water Supply Lines**

<b>Supply Line Material</b>	The visible material used for the supply lines is copper.
<b>26) Supply Line Observations</b>	The visible portions of the water supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible.

### **Drain - Waste Lines**

<b>Drain Line Material</b>	The visible portions of the waste lines are copper and plastic
<b>27) Drain Line Observations</b>	The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

### **Water Heater(s)**

<b>Water Heater Type</b>	Natural Gas
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**Water Heater Location**      Basement

**Water Heater Capacity**      Two 40 gallon tanks

**28) Water Heater Observations**      There was a water leak of undetermined source, possibly the roof, coming from the hot water heater flues.



Water leaking from the hot water heater flues.

## 9 Interiors

### Walls - Ceilings - Floors

**29) Wall Observations**      There is a hole in the wall in the sun room closet that has an active leak. Recommend repair. The general condition of the interior walls appeared to be in serviceable condition at the time of the inspection.



Active leak, moisture detected in the sunroom closet.



Active leak and wall repair needed in sunroom closet.

**30) Ceiling Observations**      Common ceiling cracks were observed. The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

**31) Floor Observations**      The general condition of the visible and accessible portions of the floors / floor

covering appeared to be in serviceable condition at the time of the inspection.

**32) Heat Source  
Observations**

The observed heating and cooling registers appeared serviceable at the time of the inspection.

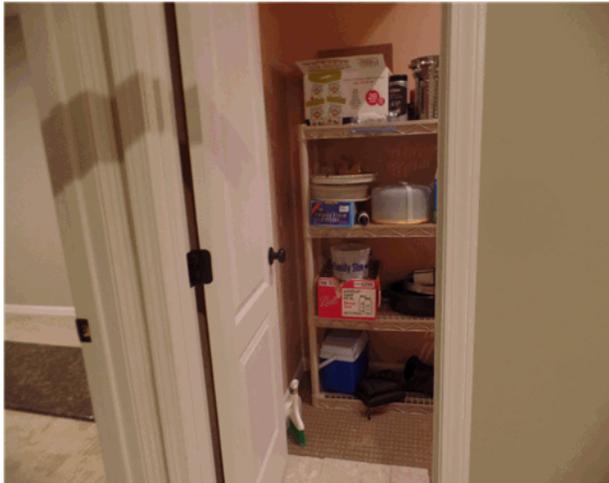
**Windows - Doors**

**33) Interior Window  
Observations**

The sample windows tested were operational at the time of the inspection.

**34) Interior Door  
Observations**

Main level master bedroom entry door needs adjustment.  
Basement hallway closet door needs adjustment or repair.  
Upstairs West bedroom entry door needs adjustment.



Basement hallway closet door needs adjustment or repair.

**Electrical Conditions**

**35) Electrical  
Observations**

The general condition of the electrical plugs and switches appeared to be in serviceable condition.

**36) Lighting  
Observations**

The general condition of the light fixtures appeared to be in serviceable condition at the time of the inspection.

**37) Ceiling Fan  
Observations**

The ceiling fan(s) were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection. Some ceiling fans may have a slight wobble that in my opinion would be considered normal or common.

**38) Smoke Detector  
Observations**

At move-in is a good time to change all batteries and evaluate the condition and placement of the smoke detectors. Smoke detectors have an expected life span of about 10 years.

**Fireplace**

**Fireplace Location**

A fireplace is located at the family room.

**Fireplace Materials**

The fireplace is mason built.

- 39) Fireplace Observations** The fireplace is in need of cleaning. There is a crack at the back of the fireplace in the fire brick. Recommend having it professionally cleaned and inspected. Creosote build up can hide potential problems that are not evident at this inspection.

## 10 Kitchen

### Electrical Conditions

- 40) Electrical Observations** The visible and accessible outlets and switches in the kitchen appeared to be in serviceable condition at the time of the inspection.

### Kitchen Sink - Counter tops - Cabinets

- 41) Counter Observations** The visible areas of the kitchen counters appeared to be in serviceable condition at the time of the inspection.
- 42) Cabinet Observations** The kitchen cabinets appeared to be in serviceable condition at the time of inspection.
- 43) Sink Plumbing Observations** The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.
- 44) Garbage Disposal Observations** The garbage disposal was operable and appeared serviceable at the time of the inspection.

### Appliances

- Stove - Range Type** The range is gas / oven is electric
- 45) Stove - Range Observations** The stove / range was operable and appeared to be in serviceable condition at the time of the inspection.
- 46) Hood Fan Observations** The fan / hood and light were in operational condition at the time of the inspection.
- 47) Dishwasher Observations** The dishwashers appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

## 11 Bath(s)

### Electrical Conditions

- 48) Electrical Observations** The half bath is not GFCI protected.  
The hall bath electrical outlet shows no ground when tested and is not GFCI protected.



No ground or GFCI protection when tested in hall bath.

**49) Vent Fan Observations**

The exhaust fans in the bathrooms were in serviceable condition at the time of the inspection.

**Bathroom Sink**

**50) Counter - Cabinet Observations**

The overall condition of the bathroom cabinets appeared to be in serviceable condition at the time of the inspection. Some doors and drawers are in need of adjustment and repair.

**51) Sink Observations**

The sink pedestal in the garage bathroom is broken.



The sink in the garage bathroom pedestal is broken.

**Shower - Tub - Toilet**

**52) Shower - Tub Observations**

The access doors to the upstairs whirlpool tub are in need of adjustment or repair. The general condition of the bathtubs, faucets, and drains appeared to be in serviceable condition.

**53) Toilet Observations**

The toilets appeared to be in serviceable condition at the time of inspection in

bath

## 12 Basement

### Walls - Ceilings - Floors

#### 54) Basement Stair Observations

The interior stairs to the basement appeared serviceable at the time of the inspection.

### Electrical Conditions

#### 55) Sump Pump Observations

It was raining at the time of the inspection and the sump pumps appeared to operate. The sump pit was sealed closed. The inspector is prohibited from disturbing the seal. Unable to inspect pit and / or pump.

#### 56) Electrical Conditions

There was an open live junction box in the unfinished basement bedroom East side. Recommend cover.



Electrical junction box needs a cover in the East unfinished bedroom.

### Other Conditions

#### 57) Other Observations

There were crack in the basement floor over 1/4". It appears that has been addressed with the foundation repairs by piercing under one of the columns. Recommend monitoring the floor cracks and sealing.



Cracks in the basement floor of over 1/4". Recommend sealing and monitoring.

## 13 Garage - Laundry

### Walls - Ceilings - Floors

<b>Garage Type</b>	The garage is attached to the house.
<b>58) Wall Observations</b>	The general condition of the garage walls appeared to be in serviceable condition at the time of the inspection. The walls in the garage are typical to the age of the home.
<b>59) Ceiling Observations</b>	The general condition of the garage ceilings appeared to be in serviceable condition at the time of the inspection. The ceilings in the garage are typical to the age of the home.
<b>60) Floor Observations</b>	The general condition of the visible and accessible portions of the garage floors appeared to be in serviceable condition at the time of the inspection.
<b>61) Window Observations</b>	The garage windows tested were operational at the time of the inspection.
<b>62) Door Observations</b>	The interior garage doors appeared to be in serviceable condition at the time of the inspection.
<b>63) Garage Door Observations</b>	The garage doors and openers appeared to be in serviceable condition at the time of the inspection.
<b>64) Electrical Observations</b>	The observable and accessible electrical outlets in the garage appeared to be in serviceable condition at the time of the inspection.
<b>65) Lighting Observations</b>	The lights in the garage appeared to be in serviceable condition at the time of the inspection.

### Laundry Room

<b>Location</b>	The laundry facilities are located in the basement.
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**66) Laundry Room  
Observations**

The Laundry area and it's components appeared to be in serviceable condition at the time of the inspection.

## 14 Foundation - Crawl Space

### Foundation

**Foundation Type**                      Basement

**Foundation Material**              Concrete

**67) Foundation  
Observations**

The North and West basement foundation walls have failed and have been repaired with steel columns and epoxy on the cracks. Some of the epoxy has cracked and will need to be repaired. It was raining at the time of the inspection and water was coming through the wall. I recommend contacting a foundation repair contractor to further evaluate the foundation and make needed repairs.



Water was coming in the basement and epoxy repairs were cracking and will need repair.

### Flooring Structure

**Flooring Support Type**              The wood framing floor system was constructed of 2 X 8 floor joists.

**68) Flooring Support  
Observations**

The adjustable columns supporting the main floor should be bolted / secured to the basement floor. The visible and observable areas of the floor's wood framing appeared to be in serviceable condition at the time of the inspection.



The adjustable columns should be secured above and at the basement floor.

## **Inspection Agreement**

### **L. A. Selleck Inspections Agreement**

L. A. Selleck Inspections and Consulting Real Estate Inspection Agreement

This is an Agreement between you, the undersigned Client, and me, the Inspector, pertaining to my inspection of the Property at the property listed above

The terms below govern this Agreement.

1. Your receipt of this inspection is evidence you have paid me for the inspection and have signed a copy of this agreement.
2. I will perform a visual inspection of the home/building and provide you with a written report identifying the defects that I (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or it is not possible, I will perform the inspection in accordance with the current Standards of Practice (SOP's) of the International Association of Certified Home Inspectors ("InterNACHI") posted at <http://www.nachi.org/sop.htm>. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP's, I will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP's contain limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not supervise us.
4. Unless otherwise indicated in writing, I will NOT test for the presence of radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated in writing, I will not test for mold. Unless otherwise indicated in writing, I will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, formaldehyde, soil contamination, and other environmental hazards or violations. If any structure or portion of any structure you want me to inspect is a log home, log structure or includes similar log construction, you understand that such structures have unique characteristics that may make it impossible for me to inspect and evaluate them. Therefore, the scope of my inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. My inspection and report are for your use only. You give me permission to discuss my observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all

rights to it. I am not responsible 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 me (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or me, you release me for any liability and agree to pay my costs and legal fees in defending any action naming me. My inspection and report are in no way a guarantee or warranty, expressed or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. I disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. I assume no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. You agree that in all cases my liability shall be limited to liquidated damages in an amount not greater than the fee you paid me. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that the liquidated damages are not a penalty, but that I intend them to (i) reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) allocate risk between me; and (iii) enable me to perform the inspection for the agreed upon fee.

7. I do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If I hold a valid occupational license, I may inform you of this and you may hire me to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against me, you agree to provide me with the following: (1) written notification of adverse conditions within seven days of discovery; and (2) immediate access to the premises. Failure to comply with these conditions releases me from liability.

9. You agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County where I have my principal place of business. If you fail to prove any claim against me, you agree to pay all of my legal costs, expenses and fees incurred in defending that claim. You agree that any legal action against InterNACHI itself, allegedly arising out of this Agreement or my membership in InterNACHI, must be brought only in the District Court of Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim. In any action against me or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents my entire agreement; there are no terms or promises other than those set forth herein. No statement or promise by me shall be binding unless reduced to writing and signed by me or one of my authorized officers. Any modification of this Agreement must be in writing and signed by you and by me or one of my authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against me after one year from the date of the inspection.

11. Payment of the inspection fee (less any deposit noted above) is due when I complete the inspection. You agree to pay all costs and attorney's fees incurred in collecting the fee owed to me. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or that it otherwise requires judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this Agreement.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT