

True View Inspections



Inspection Report

Sample Sample

Property Address:
340 Sample St
Covington GA 30014



True View Inspections

Rick Miller
678-300-6085

GA Business License #HO004617

(GAHI) Georgia Association of Home Inspectors Certified Member #13006

(ICC) International Code Council Certified Residential Combination Inspector #5188440

**(HUD) U.S. Department of Housing and Urban Development Compliance Inspector #U061
Monroe Infrared Certified Residential Thermographer #2015091015005**

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Date: 3/3/2016	Time: 01:30 PM	Report ID: 201633-Sample
Property: 340 Sample St Covington GA 30014	Customer: Sample Sample	Real Estate Professional: Deanna Hutchison Keller Williams Realty

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Occupied (inspector only)

Type of building:

Single Family (1 1/2 story)

Approximate age of building:

11

Temperature:

40-45 F

Weather:

Light Rain

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

Status:

Occupied

1. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:	Appurtenance:	Driveway:
Cement-Fiber	Deck	Concrete
	Covered Front Porch	
Walkways:	Stairs:	Retaining Walls:
Concrete	Wood	Poured Concrete
	Brick	Brick

		IN	NI	NP	RR
1.0	Exterior Wall Surfaces	•			
1.1	Eaves, Soffits and Fascias	•			
1.2	Trim				•
1.3	Windows (Conditions observed from exterior)				•
1.4	Patios, Walkways & Driveways				•
1.5	Decks, Balconies, Stoops, Steps, Porches, Railings				•
1.6	Doors (Exterior)	•			
1.7	Grading and Drainage	•			
1.8	Vegetation (With respect to their effect on the condition of the building)	•			
1.9	Exterior Paint and Caulk				•
1.10	Other				•
		IN	NI	NP	RR

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Comments:

1.0 Small settlement crack in brick was noted above garage service door to the exterior. Repair as desired.



1.0 Item 1(Picture)

1.2 Moisture damage to trim was noted at corner of rear middle dormer window. Repair is needed by a qualified person.



1.2 Item 1(Picture)

1.3 Missing screens were noted. Install screened as needed.

Weathered window unit was noted at rear of master bathroom. Repair is needed by a qualified person.



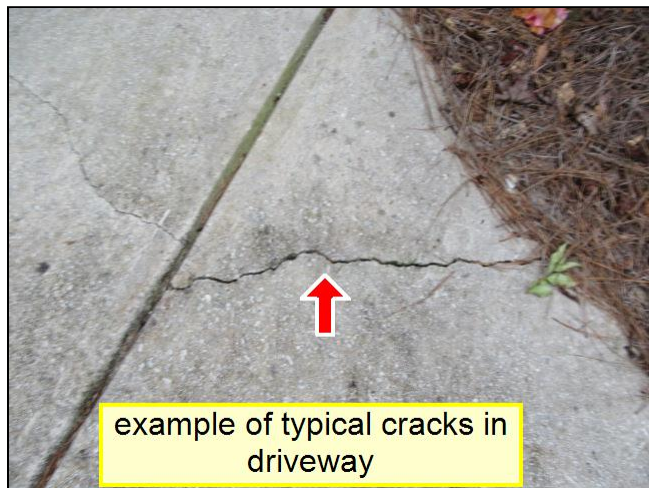
1.3 Item 1(Picture)



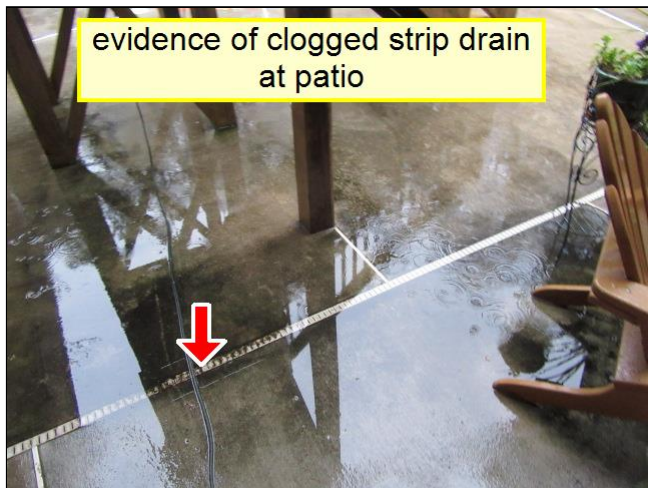
1.3 Item 2(Picture)

1.4 Typical cracks in walkways and/or driveways were noted. Repairs are not necessary. Caulk or seal cracks as needed.

Evidence of a clogged strip drain at patio was noted. Recommend drain be cleaned to assure proper function.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.5 Settlement in landing outside outside of garage service door to the exterior was noted, which has resulted in step riser > that 7 3/4 inches. Suggest monitoring for trip hazard and correct as needed.

Minor settlement or front porch stairs and separation of brick mortar joints were noted. Suggest monitoring and re-pointing of mortar joints as needed.

No less than 3 weathered, warped deck floor boards were noted. Recommend these boards be monitored and replaced as needed.

Settlement of deck stairs and landing at left side of deck was noted. The stairs are difficult to traverse. Recommend repair by a qualified professional.

Loose deck stair rail posts were noted at bottom of rear staircase. Recommend adjustment.

Weathered deck handrail caps were noted. Suggest caps be monitored and replaced as needed.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)



1.5 Item 6(Picture)



1.5 Item 7(Picture)

1.6 Exterior door of garage was obstructed by storage and not opened.



1.6 Item 1(Picture)

1.8 Overgrown vegetation around the exterior of home was noted that limited observation of exterior building elements.

Tree limbs close to home were noted. Recommend limbs be kept trimmed back to prevent easy access for squirrels.

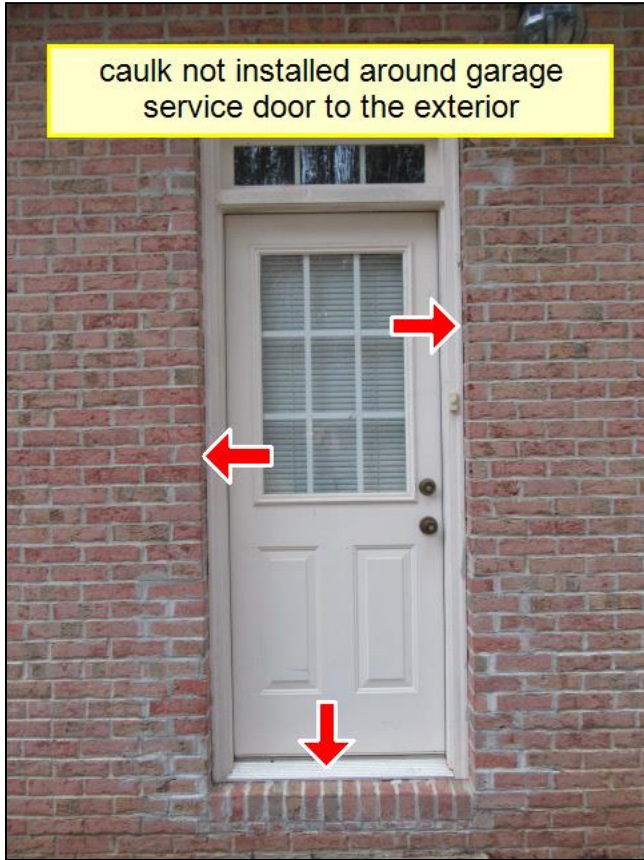


1.8 Item 1(Picture)



1.8 Item 2(Picture)

1.9 Caulking was not installed around garage service door to the exterior. Suggest caulk be applied to provide a weather tight seal.



1.9 Item 1(Picture)

1.10 Dryer vent damper was partially obstructed with lint. Cleaning of dryer vent damper is needed.

Missing backdraft damper for vent was noted at back side of home. Damper should be added to prevent back drafting and easy access for pests and animals.



1.10 Item 1(Picture)



1.10 Item 2(Picture)

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Architectural

Observation Method:
Ground
Binoculars

Chimney (exterior):
Cement Fiber

Roof Style:
Gable
Hip

Estimated Age:
11

Number of Layers:
1

Roof Pitch:
Steep

		IN	NI	NP	RR
2.0	Roof Coverings				•
2.1	Flashings	•			
2.2	Gutters and Downspouts	•			
2.3	Ventilation (Visible Condition)	•			
2.4	Chimneys & Caps	•			
		IN	NI	NP	RR

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Comments:

2.0 Damaged shingle at front right gable peak was noted. Replacement of shingle is needed.



2.0 Item 1(Picture)

2.2 The adequacy of underground downspout drains cannot be determined during this visual inspection. Suggest drains be monitored and corrected as needed.



2.2 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

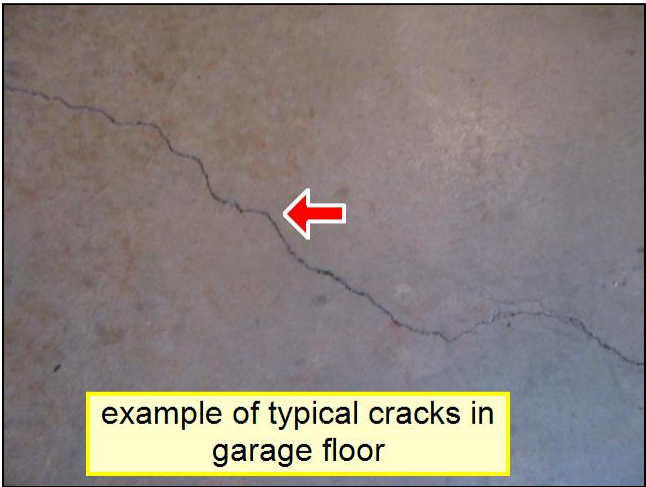
Styles & Materials

Garage Type:		Garage Door Type:		Garage Door Material:	
Attached		Three automatic		Metal	
		IN	NI	NP	RR
3.0	Garage Interior (including Firewall Separation)	•			
3.1	Garage Door(s)	•			
3.2	Garage Door Operators	•			
3.3	Occupant Door (from garage to inside of home)	•			
3.4	Garage Floor	•			
		IN	NI	NP	RR

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Comments:

3.4 Typical cracks in garage or carport floor were noted. No action needed. Cracks may be sealed or repaired as desired.



3.4 Item 1(Picture)

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Window Types:

Thermal/Insulated
Double-hung
Wood

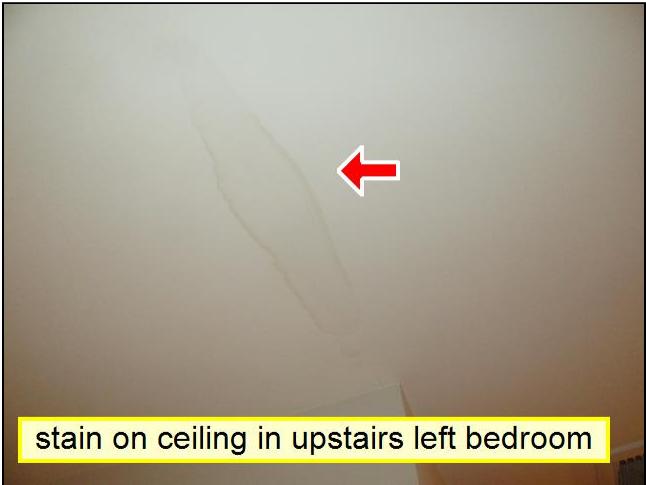
		IN	NI	NP	RR
4.0	Ceilings	•			
4.1	Walls	•			
4.2	Windows (representative number as observed from interior)				•
4.3	Doors (representative number)				•
4.4	Floors				•
4.5	Steps, Stairways, Balconys and Railings	•			
		IN	NI	NP	RR

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Comments:

4.0 Stains, testing dry with a moisture meter at time of inspection, were noted on ceiling in upstairs left bedroom (tv room) and in garage. No leaks were detected at time of inspection. Stains can be eliminated by priming and re-painting. (Recommend further inquiry with the seller regarding knowledge of leak and any repairs made).

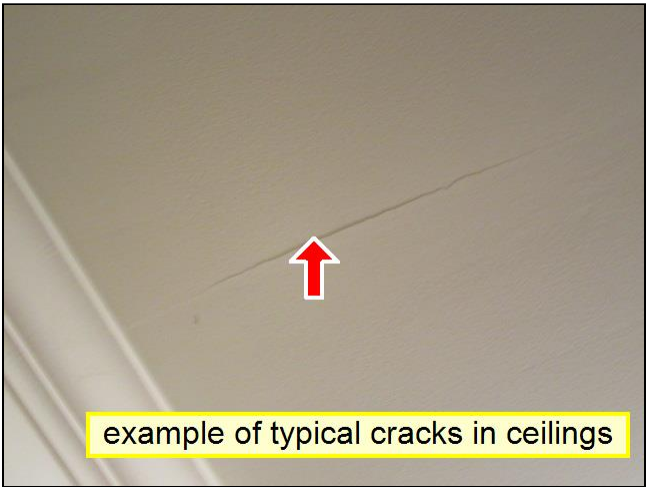
Cracks common to drywall were noted. These are usually cosmetic and may be repaired as desired, however monitoring of all cracks for possible movement is suggested. Some cracks may re-occur as a result of normal expansion and contraction from changing indoor humidity levels and seasonal changes.



4.0 Item 1(Picture)

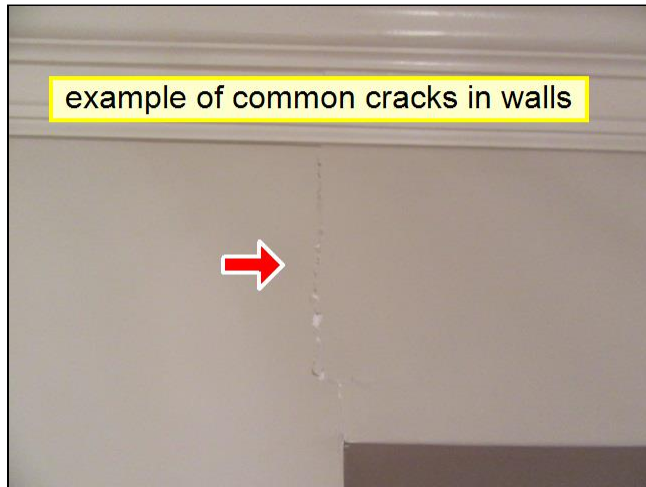


4.0 Item 2(Picture)



4.0 Item 3(Picture)

4.1 Cracks common to drywall were noted. These are usually cosmetic and may be repaired as desired, however monitoring of all cracks for possible movement is suggested. Some cracks may re-occur as a result of normal expansion and contraction from changing indoor humidity levels and seasonal changes.



4.1 Item 1(Picture)

4.2 Determining the condition of insulated glass windows is not always possible due to temperature, weather, cleanliness of windows and lighting conditions. **Evidence of failed thermal window seals or UV coatings** were noted at the following locations: (front most window of upstairs left bedroom). This condition can only be corrected by a qualified window or glazing contractor. Recommend budgeting for eventual repair of these windows.



4.2 Item 1(Picture)

4.3 Door binds on tile floor in upstairs shared bath. Adjustment is needed.

Door that does not latch was noted in upstairs shared bath. Suggest adjustment.



4.3 Item 1(Picture)

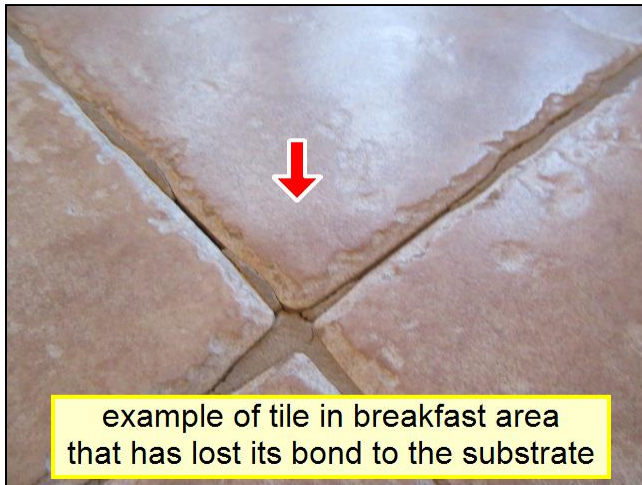


4.3 Item 2(Picture)

4.4 Floor tiles crack and pop when walked on in breakfast area. This condition indicates the tiles has lose their bond to the substrate. The remaining life expectancy of the tile floor installation cannot be determined. Advise budgeting for eventual replacement of tile floor.

Loose, squeaky wood flooring was noted in hallway between kitchen and family room. Suggest monitoring and repair as needed.

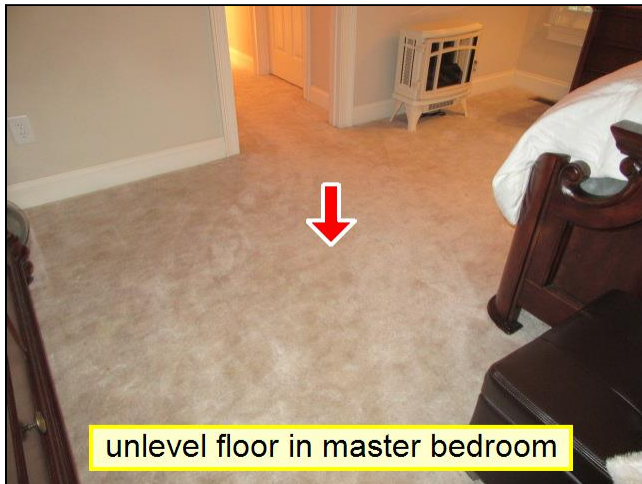
Unlevel floor in master bedroom was noted. It appears that a section of floor decking is not level with adjacent decking boards. Recommend further review and repairs as necessary by a qualified professional. (Be advised that pulling the carpet back may be necessary for a proper observation)



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

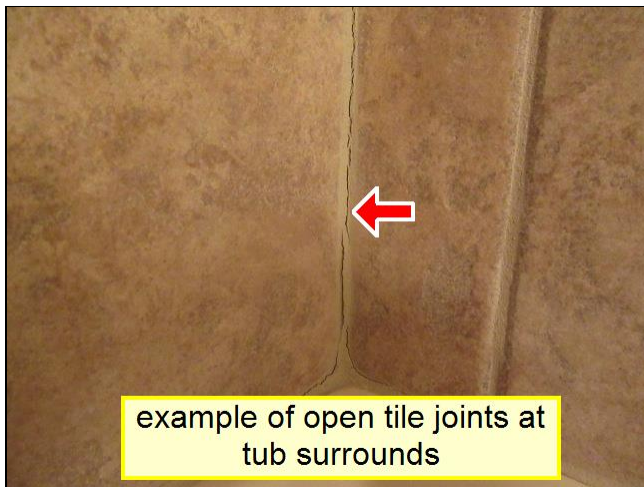
5. Bathrooms

		IN	NI	NP	RR
5.0	Bathtubs (Includes Tile)				•
5.1	Tub Drains	•			
5.2	Tub Faucets				•
5.3	Showers (Includes Tile)	•			
5.4	Shower Drains	•			
5.5	Shower Faucets & Heads	•			
5.6	Sinks & Vanities	•			
5.7	Sink Drains	•			
5.8	Sink Faucets	•			
5.9	Toilets	•			
5.10	Ventilation	•			
5.11	Floors				•
		IN	NI	NP	RR

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Comments:

5.0 Open tile joints at tub surround were noted: (upstairs front bedroom bath, upstairs shared bath). Advise open tile joints be caulked to prevent water intrusion and subsequent damage to substrate behind tile.



5.0 Item 1(Picture)

5.2 Shower diverter in upstairs shared bath does not divert water to shower head properly as water flows through shower head and tub spout simultaneously. Suggest monitoring and replacement of shower diverter/tub spout as needed.



5.2 Item 1(Picture)

5.6 Missing pull knob for 1/2 bath vanity was noted.



5.6 Item 1(Picture)

5.8 Loose faucet in 1/2 bath was noted. Recommend adjustment or repair.

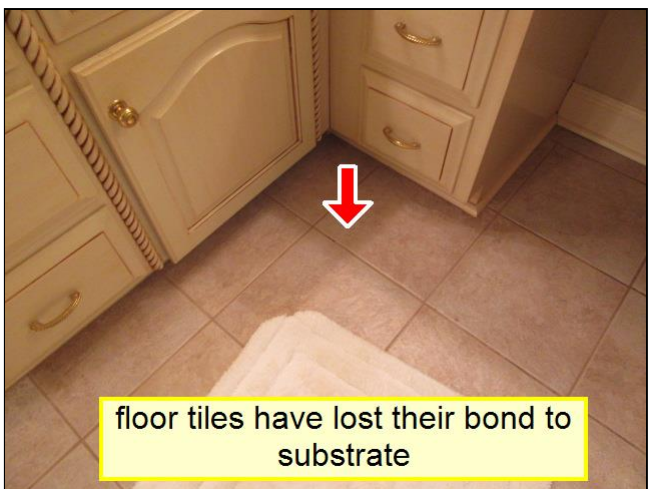


5.8 Item 1(Picture)

5.11 Floor tiles crack and pop when walked on in upstairs front bedroom bath and master bath. This condition indicates the tiles have lose their bond to the substrate. The remaining life expectancy of the tile floor installation cannot be determined. Advise budgeting for eventual replacement of tile floor.



5.11 Item 1(Picture)



5.11 Item 2(Picture)

6(A) . MAIN KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Exhaust/Range hood:
RE-CIRCULATE

Dryer Power Source:
Electric

		IN	NI	NP	RR
6.0.A	Sink	•			
6.1.A	Sink Drain	•			
6.2.A	Faucet	•			
6.3.A	Countertop	•			
6.4.A	Cabinets (Sample Testing Only)	•			
6.5.A	Ventilation	•			
6.6.A	Dishwasher	•			
6.7.A	Ranges/Ovens/Cooktops	•			
6.8.A	Microwave Cooking Equipment	•			
6.9.A	Refrigerator	•			
		IN	NI	NP	RR

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(B) . LOWER LEVEL KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR
6.0.B	Sink	•			
6.1.B	Sink Drain	•			
6.2.B	Faucet	•			
6.3.B	Countertop	•			
6.4.B	Cabinets (Sample Testing Only)	•			
6.5.B	Ventilation			•	
6.6.B	Dishwasher			•	
6.7.B	Ranges/Ovens/Cooktops	•			
6.8.B	Microwave Cooking Equipment	•			
6.9.B	Refrigerator	•			
		IN	NI	NP	RR

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Main Water Shut-Off Location: Basement	Water Source: Public	Plumbing Water Supply (into home): PVC
Plumbing Water Distribution (inside home): CPVC	Plumbing Waste: PVC	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: (2) 40 Gallon	Water Heater Estimated Age: 12	Water Heater Location: Basement
Main Fuel Shut-Off Valve: Gas Meter		

		IN	NI	NP	RR
7.0	Plumbing Water Supply & Distribution System				•
7.1	Plumbing Drain, Waste and Vent Systems	•			
7.2	Hot Water Systems, Controls, Flues and Vents	•			
7.3	Fuel Storage and Distribution Systems (piping, venting, supports, leaks)	•			
7.4	Hose Bibs	•			
7.5	Other		•		
		IN	NI	NP	RR

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Comments:

7.0 Leak in hot water pipe at rear of water heater was noted. Repair is needed by a qualified professional.



leak in hot water pipe behind water heater

7.0 Item 1(Picture)



leak in hot water pipe behind water heater

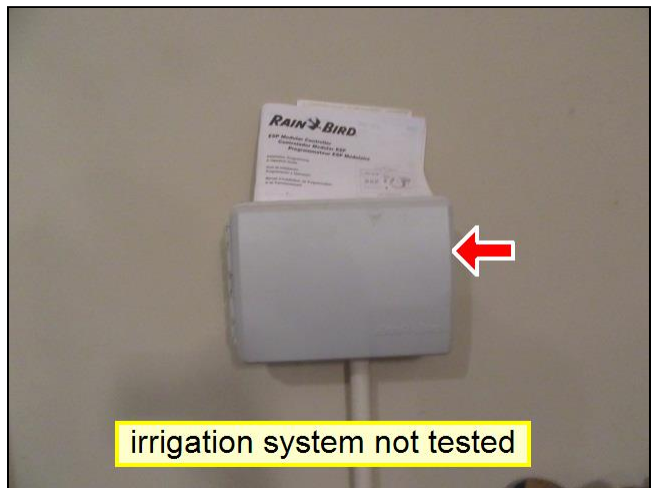
7.0 Item 2(Picture)



leak in hot water pipe behind water heater

7.0 Item 3(Picture)

7.5 Testing of irrigation systems is beyond the scope of this inspection. Suggest verifying normal operation with the seller and/or have the system tested by a qualified professional.



7.5 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:	Panel capacity:	Panel Type:
Below ground	(2) 200 AMP service panel	Circuit breakers
Branch wire 15 and 20 AMP:	Wiring Methods:	Location of Main and/or Sub-Panels:
Copper	Romex	Basement
Location of Main Disconnect:		
Exterior		

		IN	NI	NP	RR
8.0	Service Entrance Conductors	•			
8.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
8.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
8.3	Receptacles or Outlets (Observed from a representative number)				•
8.4	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
8.5	Light Fixtures (Observed from a representative number)	•			
8.6	Smoke Detectors	•			
		IN	NI	NP	RR

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Comments:

8.1 Pad lock on exterior disconnect panel was rusted, difficult to unlock and would not re-lock. Replace pad-lock as needed.



8.1 Item 1(Picture)

8.3 Damaged outlet plug was noted in main kitchen, adjacent to sink. Advise outlet be replaced.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural gas	Number of Heat Systems (excluding wood): Three
Central Heat Manufacturer: TRANE	Furnace Size: 60,000 btu 100,000 btu 40,000 btu	Age of Heat: 11
Ductwork: Insulated	Filter Type: Disposable	Types of Fireplaces: Metal flue Factory Built
Operable Fireplaces: Two	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Cooling Manufacturer: TRANE	A/C Size: 2 ton 4 ton	Number of AC Only Units: Three
A/C Age: 11		

		IN	NI	NP	RR
9.0	Heating Equipment	•			
9.1	Thermostats	•			
9.2	Air Distribution & Filters	•			
9.3	Presence of Installed Heat Source in Each Room	•			
9.4	Solid Fuel Heating Devices (Fireplaces, Woodstove)	•			
9.5	Gas/LP Firelogs & Ventless Fireplaces	•			
9.6	Cooling and Air Handler Equipment		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.6 The air conditioning system(s) were not tested for proper operation due to the outside air temperature being 60 degrees or less. Recommend systems be serviced prior to use next cooling season.

Minor air leakage from evaporator stub-outs were noted at both systems in basement. Suggest air leaks be sealed for improved efficiency.



9.6 Item 1(Picture)



9.6 Item 2(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Foundation

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Type:Basement - Partially Finished

Foundation Material:Poured Concrete

Foundation Moisture Conditions:(Dry) None Observed

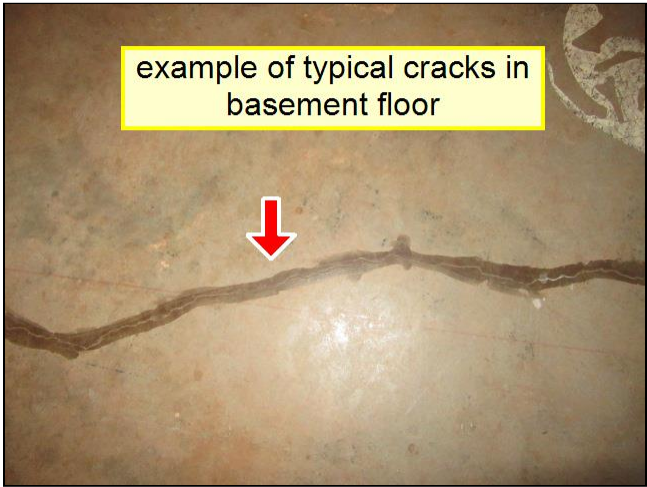
Floor Structure:
Engineered floor trusses

		IN	NI	NP	RR
10.0	Floors	•			
10.1	Floor Joists	•			
10.2	Sub-Flooring	•			
10.3	Foundation Walls	•			
10.4	Frame Walls	•			
10.5	Insulation	•			
10.6	Water Intrusion	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0 Typical cracks in basement floor were noted. No action needed. Cracks may be sealed or repaired as desired.



10.0 Item 1(Picture)

.....

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

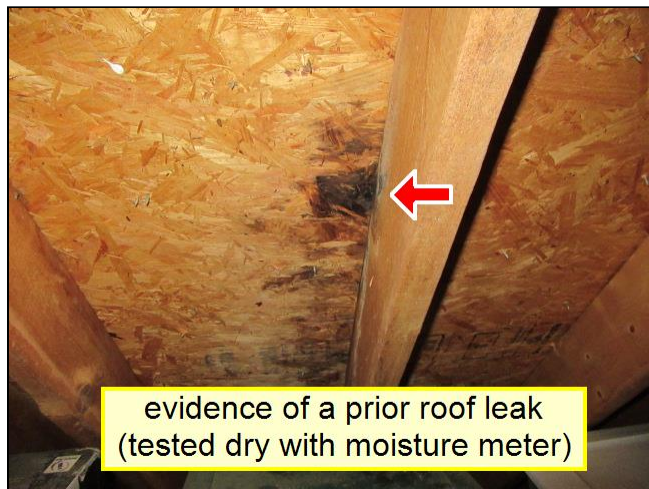
Method of Observation:	Attic Insulation:	Ventilation:
Entered	Blown	Gable vents
	Fiberglass	Ridge vents
	Approximate	Soffit Vents
	R-30	
Roof Framing:	Roof Decking:	
Rafters	OSB	

		IN	NI	NP	RR
11.0	Water Intrusion	•			
11.1	Ventilation of Attic	•			
11.2	Insulation	•			
11.3	Roof Framing	•			
11.4	Roof Decking	•			
11.5	Attic Ladder				•
		IN	NI	NP	RR

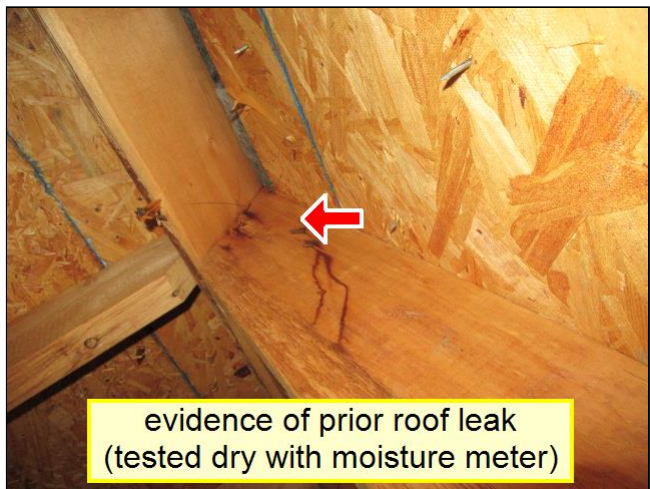
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

11.0 Evidence of a prior roof leaks were noted at the following locations: (attic crawl space at right side of upstairs left bedroom closet, upper attic above upstairs left bedroom). The stains tested dry with a moisture meter at time of inspection. (Recommend further inquiry with the seller regarding knowledge of any repairs made.)



11.0 Item 1(Picture)



11.0 Item 2(Picture)

11.5 The attic ladder was not insulated. Recommend insulation and weather stripping be added for improved efficiency.



11.5 Item 1(Picture)

.....

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

True View Inspections



True View Inspections

678-300-6085

GA Business License #HO004617

(GAHI) Georgia Association of Home Inspectors Certified Member #13006

(ICC) International Code Council Certified Residential Combination Inspector #5188440

(HUD) U.S. Department of Housing and Urban Development Compliance Inspector #U061

Monroe Infrared Certified Residential Thermographer #2015091015005

Customer

Sample Sample

Address

340 Sample St
Covington GA 30014

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior



1.2 Trim

Moisture damage to trim was noted at corner of rear middle dormer window. Repair is needed by a qualified person.

1.3 Windows (Conditions observed from exterior)

Missing screens were noted. Install screened as needed.

Weathered window unit was noted at rear of master bathroom. Repair is needed by a qualified person.

1.4 Patios, Walkways & Driveways

Typical cracks in walkways and/or driveways were noted. Repairs are not necessary. Caulk or seal cracks as needed.

Evidence of a clogged strip drain at patio was noted. Recommend drain be cleaned to assure proper function.

1. Exterior



1.5 Decks, Balconies, Stoops, Steps, Porches, Railings

Settlement in landing outside outside of garage service door to the exterior was noted, which has resulted in step riser > that 7 3/4 inches. Suggest monitoring for trip hazard and correct as needed.

Minor settlement or front porch stairs and separation of brick mortar joints were noted. Suggest monitoring and re-pointing of mortar joints as needed.

No less than 3 weathered, warped deck floor boards were noted. Recommend these boards be monitored and replaced as needed.

Settlement of deck stairs and landing at left side of deck was noted. The stairs are difficult to traverse. Recommend repair by a qualified professional.

Loose deck stair rail posts were noted at bottom of rear staircase. Recommend adjustment.

Weathered deck handrail caps were noted. Suggest caps be monitored and replaced as needed.

1.9 Exterior Paint and Caulk

Caulking was not installed around garage service door to the exterior. Suggest caulk be applied to provide a weather tight seal.

1.10 Other

Dryer vent damper was partially obstructed with lint. Cleaning of dryer vent damper is needed.

Missing backdraft damper for vent was noted at back side of home. Damper should be added to prevent back drafting and easy access for pests and animals.

2. Roofing

2.0 Roof Coverings

Damaged shingle at front right gable peak was noted. Replacement of shingle is needed.

4. Interiors

4.2 Windows (representative number as observed from interior)

Determining the condition of insulated glass windows is not always possible due to temperature, weather, cleanliness of windows and lighting conditions. **Evidence of failed thermal window seals or UV coatings** were noted at the following locations: (front most window of upstairs left bedroom). This condition can only be corrected by a qualified window or glazing contractor. Recommend budgeting for eventual repair of these windows.

4.3 Doors (representative number)

Door binds on tile floor in upstairs shared bath. Adjustment is needed.

Door that does not latch was noted in upstairs shared bath. Suggest adjustment.

4.4 Floors

Floor tiles crack and pop when walked on in breakfast area. This condition indicates the tiles has lose their bond to the substrate. The remaining life expectancy of the tile floor installation cannot be determined. Advise budgeting for eventual replacement of tile floor.

Loose, squeaky wood flooring was noted in hallway between kitchen and family room. Suggest monitoring and repair as needed.

4. Interiors

Unlevel floor in master bedroom was noted. It appears that a section of floor decking is not level with adjacent decking boards. Recommend further review and repairs as necessary by a qualified professional. (Be advised that pulling the carpet back may be necessary for a proper observation)

5. Bathrooms

5.0 Bathtubs (Includes Tile)

Open tile joints at tub surround were noted: (upstairs front bedroom bath, upstairs shared bath). Advise open tile joints be caulked to prevent water intrusion and subsequent damage to substrate behind tile.

5.2 Tub Faucets

Shower diverter in upstairs shared bath does not divert water to shower head properly as water flows through shower head and tub spout simultaneously. Suggest monitoring and replacement of shower diverter/tub spout as needed.

5.11 Floors

Floor tiles crack and pop when walked on in upstairs front bedroom bath and master bath. This condition indicates the tiles have lose their bond to the substrate. The remaining life expectancy of the tile floor installation cannot be determined. Advise budgeting for eventual replacement of tile floor.

7. Plumbing System

7.0 Plumbing Water Supply & Distribution System

Leak in hot water pipe at rear of water heater was noted. Repair is needed by a qualified professional.

8. Electrical System

8.3 Receptacles or Outlets (Observed from a representative number)

Damaged outlet plug was noted in main kitchen, adjacent to sink. Advise outlet be replaced.

9. Heating / Central Air Conditioning

9.6 Cooling and Air Handler Equipment

The air conditioning system(s) were not tested for proper operation due to the outside air temperature being 60 degrees or less. Recommend systems be serviced prior to use next cooling season.

Minor air leakage from evaporator stub-outs were noted at both systems in basement. Suggest air leaks be sealed for improved efficiency.

11. Attic

11.5 Attic Ladder

The attic ladder was not insulated. Recommend insulation and weather stripping be added for improved efficiency.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Rick Miller

True View Inspections



INVOICE

True View Inspections

678-300-6085

GA Business License #HO004617

(GAHI) Georgia Association of Home Inspectors

Certified Member #13006

(ICC) International Code Council Certified

Residential Combination Inspector #5188440

(HUD) U.S. Department of Housing and Urban

Development Compliance Inspector #U061

Monroe Infrared Certified Residential

Thermographer #2015091015005

Inspected By: Rick Miller

Inspection Date: 3/3/2016

Report ID: 201633-Sample

Customer Info:	Inspection Property:
Sample Sample	340 Sample St Covington GA 30014
Customer's Real Estate Professional: Deanna Hutchison Keller Williams Realty	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 5,000 - 5,499	490.00	1	490.00
Basement	30.00	1	30.00

Tax \$0.00

Total Price \$520.00

Payment Method: Check

Payment Status: Paid

Note:



INSPECTION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT PLEASE READ IT CAREFULLY

Address of Structure to be Inspected: 340 Sample St Covington GA 30014

Inspection Fee: \$ 520.00

1. Client requests a visual inspection of the structure identified at the above address by True View Inspections hereinafter collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.

2. Client warrants that (a) Client has read this Agreement carefully, (b) Client understands the Client is bound by all the terms of this Agreement, and (c) Client will read the entire Inspection Report and follow every recommendation for repairs, maintenance, safety or further evaluation by a specialist. Furthermore, Client agrees that if such action is not undertaken and documented that the Company shall be held harmless for any subsequently alleged defects or deficiencies regarding that specific component/system or condition.

3. **CONFIDENTIAL REPORT:** Client understands that the inspection and the Inspection Report are performed and prepared for Client's sole, confidential use. Client agrees that Client will not transfer, disseminate or otherwise disclose any part of the Inspection Report to any other persons. The ONLY exceptions to this non-disclosure are as follows: (a) one copy may be provided to the current Seller (b) one copy may be provided to the Real Estate Agent directly representing Client and/or Client's lending institution for the use in the Client's transaction only. (c) one copy may be provided to the Attorney directly representing Client. IN THE EVENT THAT ANYONE OR ANY ENTITY CLAIMS DAMEGES AS ARESULT OF THE RELIANCE UPON THE INSPECTION REPORT, AND SEEKS RECOMPENSE FOR SAID DAMAGES FROM THE COMPANY, Client agrees to indemnify, defend, and hold Company and/or Inspector harmless from any third party claims arising out of Client's unauthorized distribution of the Inspection Report, including, but not limited to, any claims caused by the alleged negligence, breach of contract, fraud, misrepresentation, or any other theory of liability of the company.

4. Company agrees to perform a limited visual inspection of the structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of the inspection. The inspection will be performed in a manner consistent with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of these standards is attached to the Inspection Agreement

SCOPE OF INSPECTION: The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, Carpets, ceilings, furnishings or any other thing, or those areas/items, which have been excluded is not included in this inspection. The inspection does not include any destructive testing or dismantling. In addition to the other LIMITATIONS provisions in this Agreement, Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from Inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, systems and components are among those NOT INCLUDED in the scope of inspection:

5.
- Code or Zoning Violations/ Permit Research/ Building value appraisal/ADA compliance/ Repair cost estimates/ System or component installation/ Adequacy of efficiency of any system component/ prediction of life expectancy of any item/ Latent or concealed defects/ Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing/ Soil condition/ Termites or other Wood Destroying Organisms, rodents or other pests/ Dry rot or fungus or the damage from or relating to the preceding/ Asbestos, radon gas, lead paint, mold, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites, Sick Building Syndrome or other environmental or health hazards/ Spas/ hot tubs/ Swimming pools/ Saunas/ Steam baths/ Fountains or other types of or related systems or components/ Water softener or purifiers/ Private water or sewage systems/ Seawalls, docks, davits, boat lifts or other marine equipment/ Radio controlled devices/ Telephone and cable television wiring and service/ Automatic gates/ Elevators/ Lifts/ Dumbwaiters/ Thermostatic or time clock controls/ Radiant heat systems/ Furnace heat exchanger/ Solar heating systems/ Heat pump recovery units/ Gas appliances such as fire pits, barbecues, heaters, lamps, and pool heaters/ Main gas shut off valve/ Gas leaks/ Seismic or hurricane safety/ Flood zone determination/ Previous flood history/ Boundaries/ Easements or right of way/ Freestanding appliances and buildings and sheds/ Security system/ Fire safety/ Sprinkler Systems/ Low voltage and landscape lighting systems/ Personal property/ Items specifically noted as excluded in the inspection report/ Odors & noise or any adverse condition that may affect the desirability of the property/ Proximity of railroad tracks or airplane routes/ Unique or technically complex systems or components.

If inspection is desired in any of the areas/items, systems or components listed above, then Client shall contact the appropriate professionals. (Some of the above items may be included in this inspection for additional fees-check with your inspector)

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

6.
- CLIENT UNDERSTANDS THAT THE INSPECTION AND THE INSPECTION REPORT DO NOT, *IN ANY WAY*, CONSTITUTE A/AN: (1) GUARANTEE, (2) WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, (3) EXPRESS OR IMPLIED WARRANTY, OR (4) INSURANCE POLICY. ADDITIONALLY, NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS SUITABLE FOR ANY REAL ESTATE TRANSFER DISCLOSURES THAT MAY BE REQUIRED BY LAW.**

7.
- The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees that Client will not rely on any oral statements made by the inspector prior or subsequent to the issuance of the written Inspection Report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed two business days after the inspection report has first been delivered to the Client.

8.
- LIMITATION ON LIABILITY:** It is agreed that the Company, its employees, officers, owners, and heirs, are not in anyway insurers of the property inspected and that payments for the inspection services provided herein are based solely upon the value of those services, and it is not the intention of the parties that the Company assume responsibility: (1) for any loss occasioned by malfeasance or misfeasance in the performance of the services under this Agreement, (2) for any loss or damage sustained through burglary, theft, robbery, fire or other cause, or (3) for any liability on the part of the Company by virtue of this Agreement or because of the relationship hereby established. If there shall, notwithstanding the above provision, at any time

be, or arise, any liability on the part of the Company by virtue of this Agreement, or because of the relationship hereby established, whether due to the negligence, omission, breach of contract, misrepresentation of the Company or otherwise, such liability is, and shall be limited to, a sum equal to the price charged for the inspection service, which sum shall be paid and received as liquidated damages. Such liability is herein set forth as liquidated damages and not as a penalty, and this liability shall be complete and exclusive. **THE COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AND ANY SUCH WARRANTY IS SPECIFICALLY EXCLUDED AND DISCLAIMED.**

DISPUTES: Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, shall be made in writing and reported to the inspector within ten business days of discovery. Client further agrees that, with exception of emergency

9. conditions, Client or Client's agents, employees or independent contractors will make NO alterations, modifications or repairs to the claimed discrepancy prior to a re-inspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

ARBITRATION: It is agreed that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to, the inspection or inspection report, shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of

10. Construction Arbitration Services, Inc. The decision of the arbitrator appointed hereunder shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction. **CLIENT UNDERSTANDS AND AGREES THAT IN ANY SUCH ARBITRATION, ALL OF THE LIMITATIONS OF LIABILITY PROVISIONS OF THIS AGREEMENT SHALL APPLY.**

Any legal action, including the arbitration proceeding more specifically described above, including, but not limited to, those proceedings involving claims sounding in tort or contract, against the Company, or its officers, agents or employees, must be brought within one (1) year from the date of the

11. inspection, or same will be deemed waived and forever barred. Time is expressly of the essence herein. This time period may be shorter than otherwise provided for by law. It is agreed and understood that the arbitrator, in rendering any decision above, is to apply the laws of the State of Florida.

ATTORNEY'S FEES: The prevailing party in any dispute arising out of this agreement, the inspection, or Report(s) shall be awarded all reasonable

12. attorney's fees, arbitrator fees and other costs.

Client understands and agrees that if he or she is not present at the time of the inspection or do not sign this Inspection Agreement that this

13. **Agreement will become part of the Inspection Report, and therefore delivery of the Inspection Report to the Client (by mail, in person or via internet) will constitute acceptance of ALL the terms and conditions of this Agreement.**

SEVERABILITY: If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in

14. full force and effect between the parties.

PAYMENT: Payment is expected when the report is delivered. A 10% late fee (per month) will be charged for all late payments. All costs, including

15. but not limited to, collections, liens & legal fees to recover past due payments will be added to the customer final bill. A \$50.00 fee will be added to all returned checks.

ENTIRE CONTRACT: This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____ **Signature of Client** _____
(One signature binds all)
Printed Name of Client: _____

Dated _____ **For the Company** Rick Miller

