

Your Inspection Report

123 ABC Ln Winston
Salem, NC 27127

PREPARED FOR:

Buyer

INSPECTION DATE:

Thursday, October 29, 2020

PREPARED BY:

Brian Grout, 4440



Camel City Home Inspections LLC
205 Breckindale Ct
Winston Salem, NC 27104



336.462.4220

camelcityinspections.com
camelcityinspections@gmail.com

A handwritten signature in black ink, appearing to read "Brian W. Grout".



November 1, 2020

Dear Buyer

RE: Report No. 1008
123 ABC Ln Winston Salem, NC
27127

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,
Brian Grout
Camel City Home Inspections LLC

Camel City Home Inspections LLC
205 Breckindale Ct
Winston Salem, NC 27104
336.462.4220
camelcityinspections.com
camelcityinspections@gmail.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

APPENDIX

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear exterior

Task: Repair

Time: As soon as possible

WALLS \ Vinyl siding

Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Left Side Exterior

Task: Repair

Time: As soon as practical

LANDSCAPING \ Lot grading

Condition: • [Improper slope or drainage](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Yard

Task: Repair

Time: As soon as practical

Structure

ROOF FRAMING \ Sheathing

Condition: • Water damage

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Right Side Attic Garage

Task: Repair

Time: Immediate

Electrical

OPTIONAL \ Electrical

Condition: • The aluminum strands are separated at the lug and aluminum stranded wires typically have an anti oxidation coating. It is recommended an electrician evaluate and make any repairs necessary.

Implication(s): Possible Overheating

Location: Right Side Garage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

Task: Improve
Time: As soon as practical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Various Rear Second Floor Bedroom

Task: Repair

Time: As soon as possible

Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Various front second-floor bedroom

Task: Repair

Time: As soon as possible

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Left side Kitchen

Task: Repair

Time: As soon as possible

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Various first floor

Task: Repair

Time: As soon as possible

Plumbing

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • Backflow prevention defective

Implication(s): Contaminated drinking water

Location: Right Side Exterior Wall

Task: Repair

Time: As soon as practical

FIXTURES AND FAUCETS \ Faucet

Condition: • Improper installation

Faucet handle rotates 360°

Location: Right Side First Floor Hallway Bathroom

Task: Repair

Time: As soon as possible

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

SUMMARY

October 29, 2020

Report No. 1008

camelcityinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

APPENDIX

REFERENCE

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Second-floor Master bathroom

Task: Repair

Time: Soon as possible

Condition: • [Loose](#)

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Right Side First Floor Hallway Bathroom

Task: Repair

Time: As soon as possible

Interior

APPLIANCES \ Range

Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: Kitchen

Task: Repair

Time: As soon as practical

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

October 29, 2020

Report No. 1008

camelcityinspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

Description

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal • Rubber Plumbing Boots

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep) • Wet roof surface hides flaws

Inspection performed: • From the ground

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

Recommendations

ROOF DRAINAGE \ Downspouts

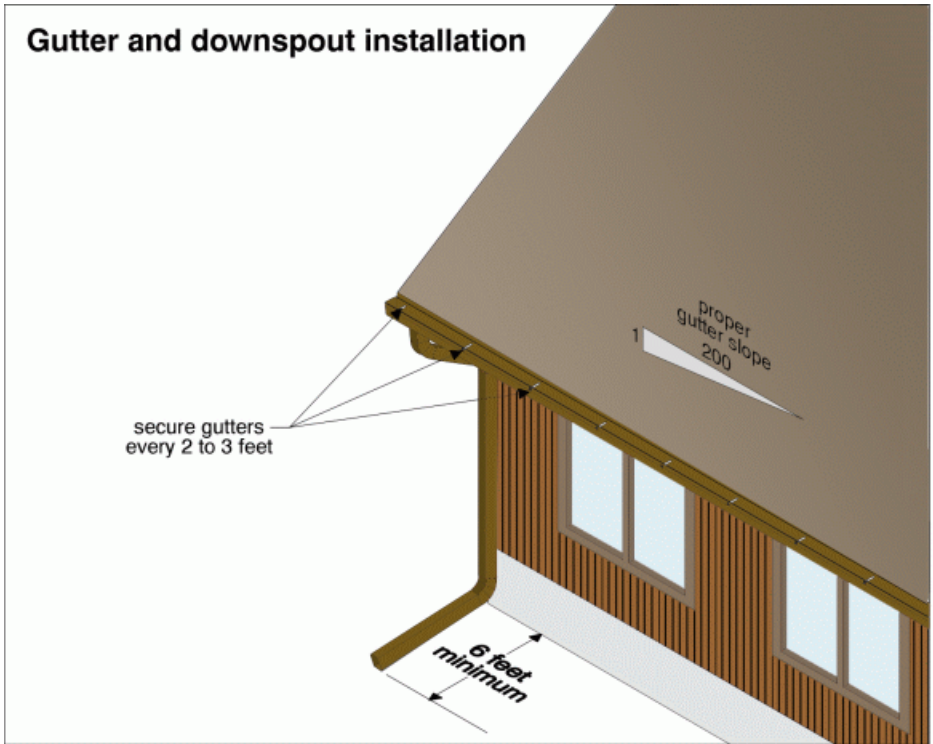
Condition: • [Discharge too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Rear exterior

Task: Repair

Time: As soon as possible



Discharge too close to building

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

WALLS \ Vinyl siding

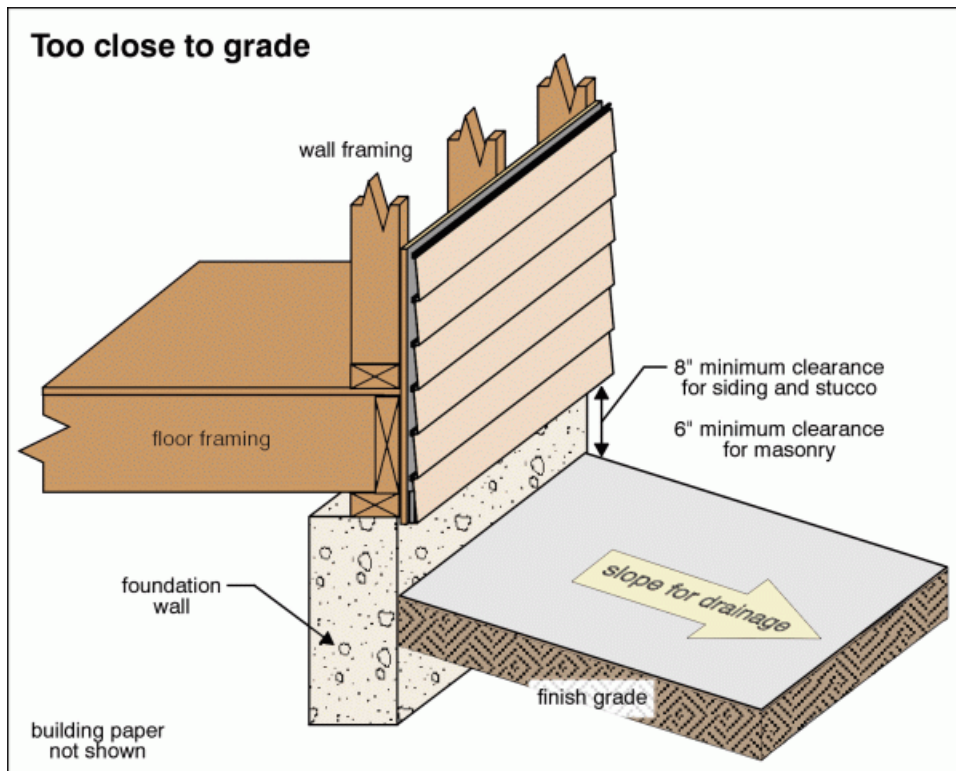
Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Left Side Exterior

Task: Repair

Time: As soon as practical



Too close to grade

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

LANDSCAPING \ Lot grading

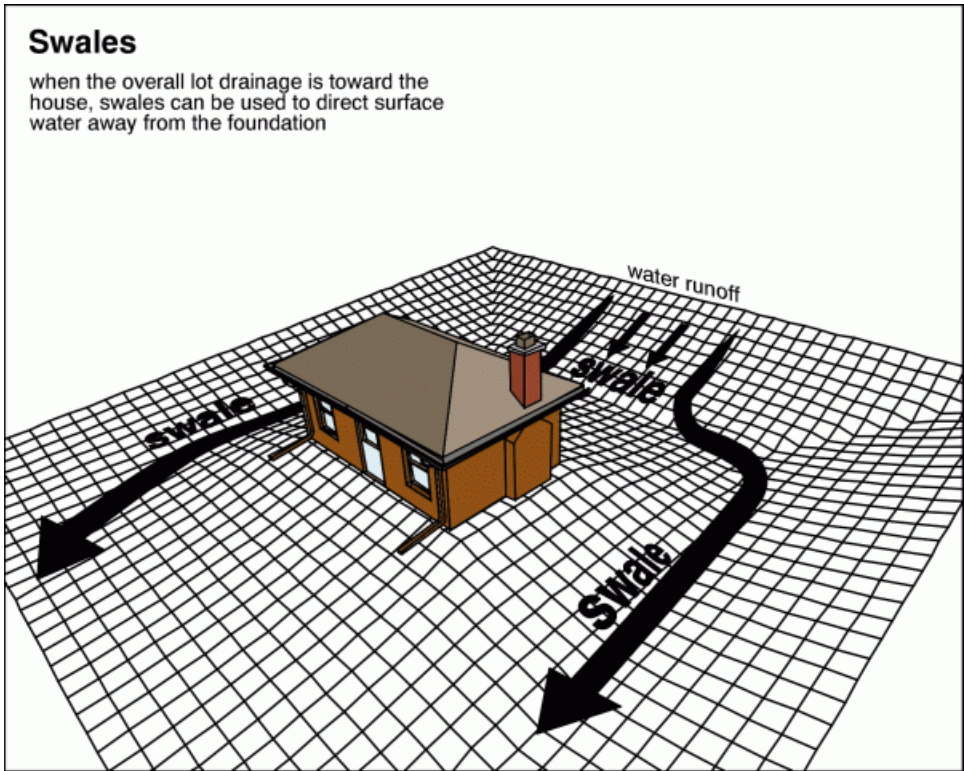
Condition: • [Improper slope or drainage](#)

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Yard

Task: Repair

Time: As soon as practical



Improper slope or drainage



Improper slope or drainage

EXTERIOR

October 29, 2020

Report No. 1008

camelcityinspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

Description

- Gutter & downspout material: • [Aluminum](#)
- Gutter & downspout type: • [Eave mounted](#)
- Downspout discharge: • [Above grade](#)
- Lot slope: • [Away from building](#) • [Flat](#)
- Soffit (underside of eaves) and fascia (front edge of eaves): • [Aluminum](#) • [Vinyl](#)
- Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#)
- Driveway: • Concrete
- Walkway: • Concrete
- Porch: • Concrete
- Patio: • Concrete
- Garage: • Attached
- Garage vehicle doors: • Present
- Garage vehicle door operator: • Present

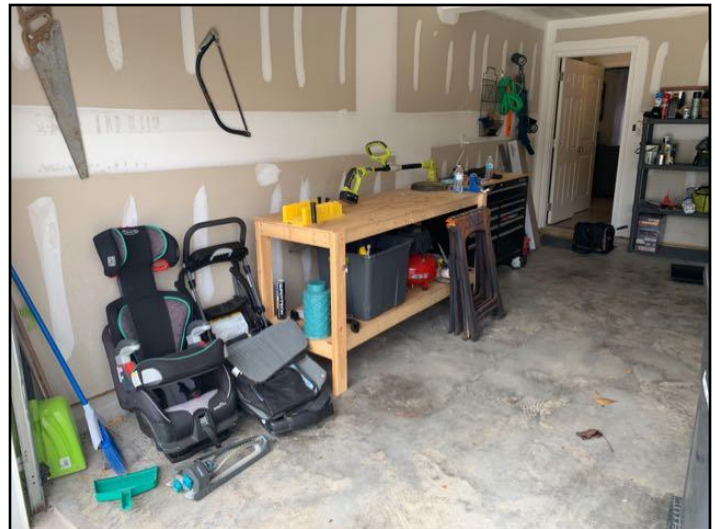
Limitations

Inspection limited/prevented by:

- Storage in garage



Storage in garage



Storage in garage

- Upper floors inspected from: • Ground level

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

Recommendations

ROOF FRAMING \ Sheathing

Condition: • Water damage

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Right Side Attic Garage

Task: Repair

Time: Immediate



Water Damage

Description

Configuration: • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#) • [Brick](#)

Floor construction: • [Concrete](#) • Not visible • Laminated wood beams

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • [Trusses](#) • [Oriented Strand Board \(OSB\) sheathing](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings

Attic/roof space: • Entered but access was limited

Not included as part of a building inspection: • An opinion about the adequacy of structural components • Attic load bearing components concealed by insulation cannot be traversed

Recommendations

OPTIONAL \ Electrical

Condition: • The aluminum strands are separated at the lug and aluminum stranded wires typically have an anti oxidation coating. It is recommended an electrician evaluate and make any repairs necessary.

Implication(s): Possible Overheating

Location: Right Side Garage

Task: Improve

Time: As soon as practical



Main Breaker Lug

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Various Rear Second Floor Bedroom

Task: Repair

Time: As soon as possible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						



Ungrounded



Ungrounded

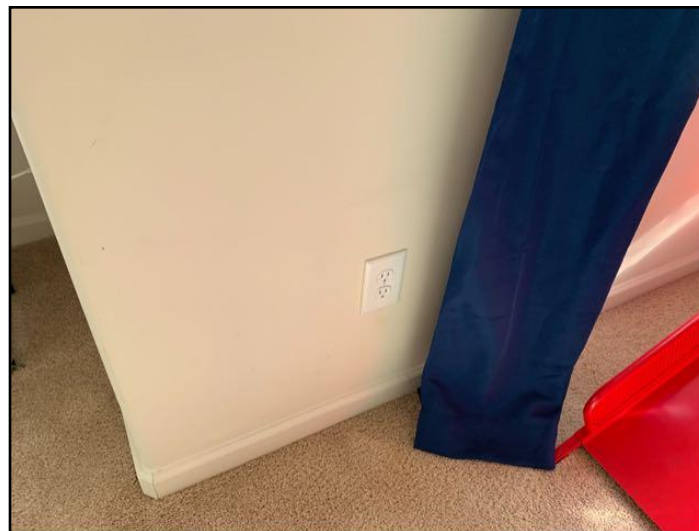
Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Various front second-floor bedroom

Task: Repair

Time: As soon as possible



Ungrounded

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Left side Kitchen

Task: Repair

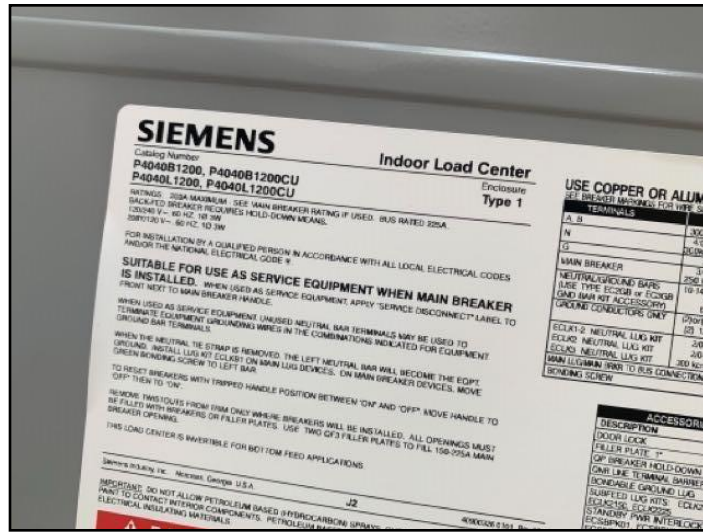
Time: As soon as possible

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL**
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS
- APPENDIX
- REFERENCE

Condition: • [Loose](#)
Implication(s): Electric shock | Fire hazard
Location: Various first floor
Task: Repair
Time: As soon as possible

Description

Service entrance cable and location: • [Underground - cable material not visible](#)
Service size: • [200 Amps \(240 Volts\)](#)
Main disconnect/service box rating:
 • [200 Amps](#)



200 Amps

Main disconnect/service box type and location:
 • [Breakers - garage](#)

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						



Breakers - garage

Breakers - garage

System grounding material and type: • [Copper - ground rods](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)
Aluminum to major appliances

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom and exterior](#) • [GFCI - kitchen](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Limitations

Inspection limited/prevented by: • Restricted access • Storage

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Not included as part of a building inspection: • Remote control devices • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

HEATING

October 29, 2020

Report No. 1008

camelcityinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

APPENDIX

REFERENCE

Description

System type: • [Heat pump](#)

Fuel/energy source: • [Electricity](#)

Heat distribution: • [Ducts and registers](#)

Fireplace/stove: • [Factory-built](#) • Electric fireplace

Chimney/vent: • None

Chimney liner: • [None](#)

Limitations

Inspection prevented/limited by: • A/C or heat pump operating

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

Description

Heat pump type:

- [Air source](#)



Condensing Units



Air Handler



Air Handler

Manufacturer: • Goodman

Compressor approximate age: • 3 years

Typical life expectancy: • 12 to 15 years

COOLING & HEAT PUMP

October 29, 2020

Report No. 1008

camelcityinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

APPENDIX

REFERENCE

Limitations

Inspection limited/prevented by: • Heat pumps are not operated in the heating mode when the outdoor temperature is above 70°F • Cannot verify proper operation of air filter • Cannot verify effectiveness of air filter

Not included as part of a building inspection: • Heat gain or heat loss calculations

INSULATION AND VENTILATION

October 29, 2020

Report No. 1008

camelcityinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

APPENDIX

REFERENCE

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Wall insulation material: • Not visible

Wall insulation amount/value: • Not determined • Not visible

Wall air/vapor barrier: • Not determined

Limitations

Inspection limited/prevented by lack of access to: • Roof space • Wall space

Attic inspection performed: • By entering attic, but access was limited

Recommendations

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

Condition: • Backflow prevention defective

Implication(s): Contaminated drinking water

Location: Right Side Exterior Wall

Task: Repair

Time: As soon as practical



Backflow prevention defective

FIXTURES AND FAUCETS \ Faucet

Condition: • Improper installation

Faucet handle rotates 360°

Location: Right Side First Floor Hallway Bathroom

Task: Repair

Time: As soon as possible

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

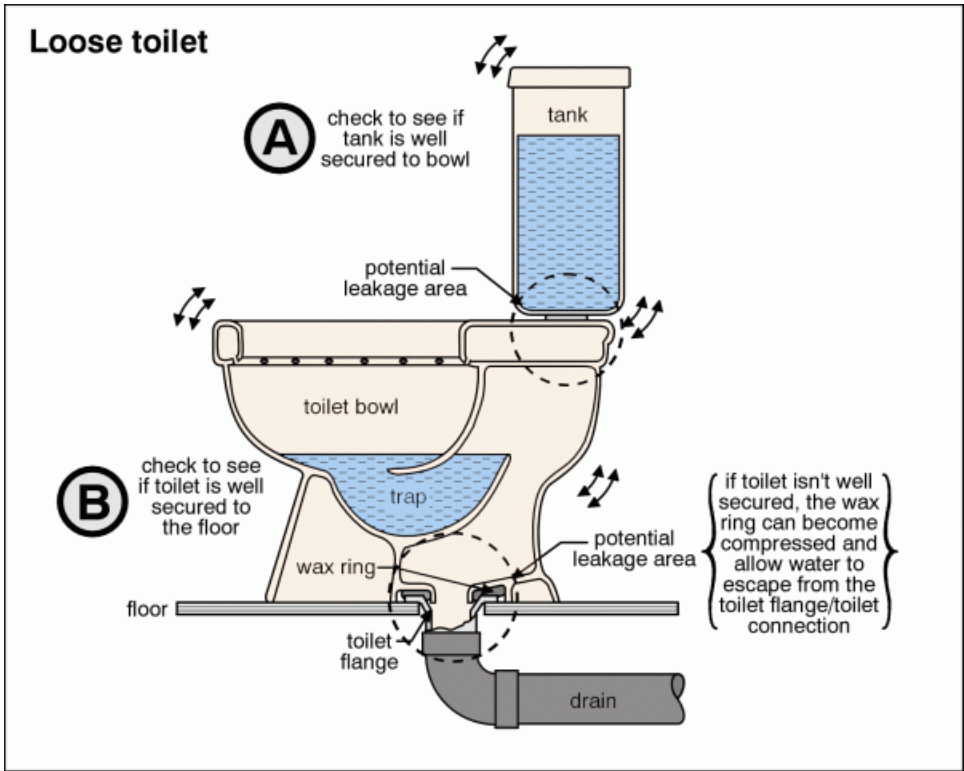
Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Second-floor Master bathroom

Task: Repair

Time: Soon as possible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						



Condition: • Loose

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

Location: Right Side First Floor Hallway Bathroom

Task: Repair

Time: As soon as possible

Description

Water supply source (based on observed evidence): • Public

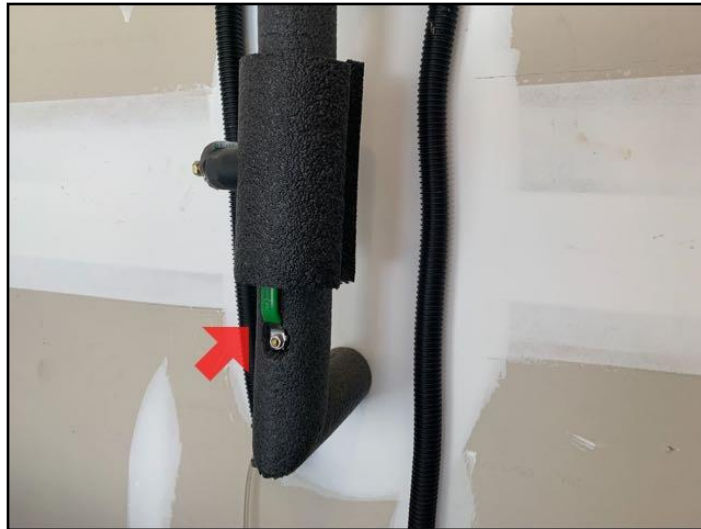
Service piping into building: • Not Visible

Supply piping in building: • PEX (cross-linked Polyethylene)

Main water shut off valve at the:

- Garage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						



Main Water Shut Off

Water heater type:

- [Conventional](#)

Attic



Conventional

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer: • American Water Heater Group

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 3 years

Water heater typical life expectancy: • 8 to 12 years

Waste disposal system: • [Public](#)

PLUMBING

October 29, 2020

Report No. 1008

camelcityinspections.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

Waste and vent piping in building: • [PVC plastic](#)

Main fuel shut off valve at the: • Garage

Exterior hose bibb (outdoor faucet): • Present

Limitations

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys

- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS
- APPENDIX
- REFERENCE

Recommendations

CARPENTRY \ Countertops

Condition: • Missing Caulk

Implication(s): Damage to finishes

Location: Master Bathroom

Task: Improve

Time: Discretionary



Missing Caulk

APPLIANCES \ Range

Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: Kitchen

Task: Repair

Time: As soon as practical

Description

Major floor finishes: • [Carpet](#) • [Resilient](#) • [Laminate](#)

Major wall finishes: • [Gypsum board](#) • Wood

Major ceiling finishes: • [Gypsum board](#)

Windows: • [Fixed](#) • [Single/double hung](#) • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • [Wood](#) • [Metal](#) • Garage door - metal

Oven type: • Convection

Range fuel: • Electricity

Appliances: • Microwave/Exhaust Fan Combo • Range • Refrigerator • Waste Desposal

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards • Wall Cavities

Restricted access to: • Garage • Closets and cabinets / cupboards • Inaccessible Wall/Ceiling Cavities

Not included as part of a building inspection: • Cosmetic issues • Perimeter drainage tile around foundation, if any • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Environmental issues including asbestos • Paint, wallpaper, and other finishes • Floor coverings

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

SITE INFO

October 29, 2020

Report No. 1008

camelcityinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

APPENDIX

REFERENCE

Description

Weather: • Partly cloudy • There was rain on the day of the inspection. • It was not raining at the time of the inspection. • High winds

Approximate temperature: • 74°

Attendees: • Buyer • Buyer's agent • Licensed NC Home Inspector

Access to home provided by: • Lockbox

Occupancy: • There was no one home during the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection. • The water service is public. • The plumbing waste disposal system is public.

Approximate inspection Start time: • The inspection started at 1:00 p.m.

Approximate inspection End time: • The inspection ended at 3:00 p.m.

Approximate age of home: • 1 to 5 years

Approximate date of construction: • 2017

Building type: • Detached home

Below grade area: • Slab-on-grade

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

Description

Air Conditioner / Heat Pump:

- Goodman



Goodman

- Goodman



Goodman

Water Heater:

- American Proline

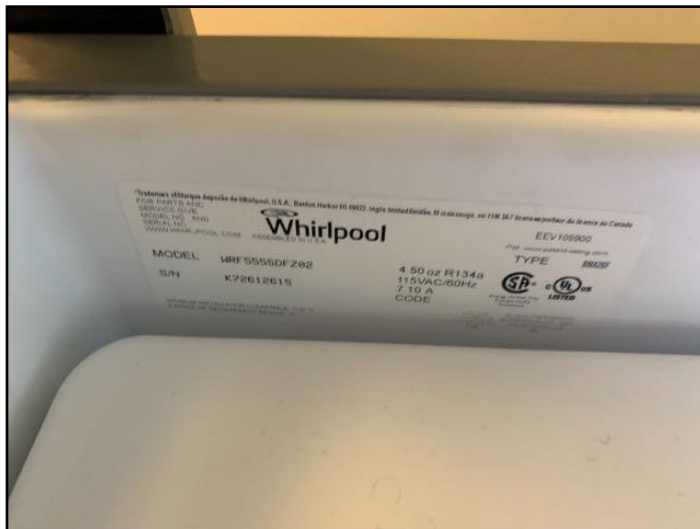
- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS
- APPENDIX
- REFERENCE



American Proline

Refrigerator:

- Whirlpool



Whirlpool

Dishwasher:

- Frigidaire

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						



Frigidaire

Microwave:

- Whirlpool



Whirlpool

Washer:

- Whirlpool

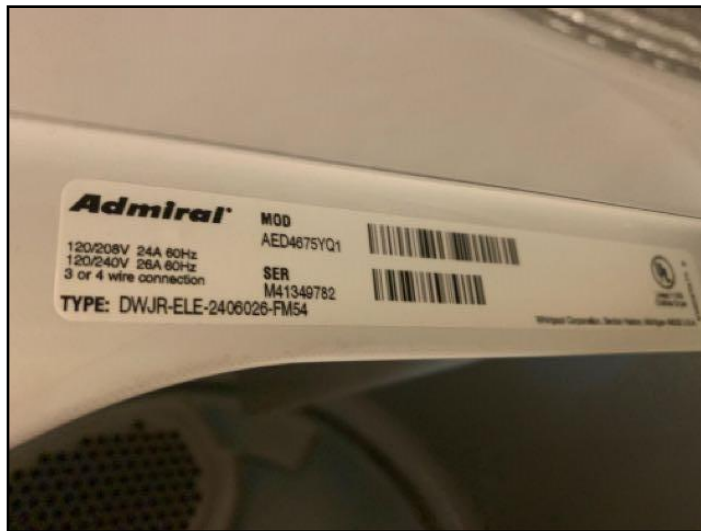
- SUMMARY
- ROOFING
- EXTERIOR
- STRUCTURE
- ELECTRICAL
- HEATING
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- SITE INFO
- RECALLS**
- APPENDIX
- REFERENCE



Whirlpool

Dryer:

- Whirlpool



Whirlpool

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						



Protecting your interests.

You need more than just a home inspection, you need the professionals you can depend on even after the job is done. That's why we back all of our inspections with a 90 Day Limited Structural and Mechanical Warranty.

How to use your 90 Day Warranty:

- Your 90 Day Limited Mechanical and Structural warranty comes with your home inspection. This warranty is valid 90 Days from the date of inspection or 22 days after closing whichever comes later. You will always have at least 22 days worth of coverage.
- This warranty covers repairs to items the Home Inspector has found to be in good working condition at the time of inspection and are specifically listed within our warranty.
- You will never have a deductible to pay.
- Claims will be handled within 72 hours of complete submission.
- This warranty may work in conjunction with an existing warranty.



Camel City Home Inspections, LLC
 (336) 462-4220
 www.camelcityinspections.com
 4440

Representatives are available Monday-Friday 8am-5:30pm EST to help answer questions about your warranty. Please call 800-544-8156.



SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RECALLS

APPENDIX

REFERENCE

90DAY WARRANTY



MECHANICAL COVERAGE SUMMARY: Plumbing: Water lines, faucets, water heaters, drain lines, gas lines. Electrical: Main service panel, secondary service panel, and wiring. Appliances: Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Heating/Air (HVAC): Furnace, Air Conditioner, and Thermostats.

STRUCTURAL COVERAGE SUMMARY: Poured Concrete & Block wall foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.

COVERAGE TERMS: This service contract covers only those items specifically listed and excludes all others. This contract covers parts and labor only and does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist. This contract excludes all appliances, climate control systems, and fixtures over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. RWS is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover chimneys, fireplaces, or brick failures of any kind. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only, to rolled, composition, or asphalt shingle roof only, and is limited to the repair of the leak only. This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. All mechanical coverage is limited to those items within the home's foundation, and limited to an aggregate maximum of \$500.00. All structural coverage is limited to issues within the home's foundations and is limited to an aggregate maximum of \$2000.00. RWS is not an insurer. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home. This warranty and all related

disputes shall be interpreted and enforced in accordance with the laws of Hamilton County in the State of Indiana without reference to, and regardless of, any applicable choice or conflicts of laws principles. All claims must be received within 90 days of the inspection or within 22 days of closing, whichever comes later. The coverage under this policy shall come after any and all other warranties in place.

VALIDATING YOUR HOME WARRANTY: It is important that we have your information prior to any claims being made. Please be sure to validate your home warranty at <http://90daywarrantyvalidation.com> within 15 days of your inspection with your name, the address of the property, and your inspector's name.

CLAIMS PROCEDURES:

1. Written Notification of claim must be received by RWS prior to the expiration of the policy (which is defined as noon, the 91st day after the inspection is completed). The following information must be contained in the claim:

- a. **Your Name**
- b. **Your Inspector's Name**
- c. **Your Full Address**
- d. **A Phone Number Where You Can Be Reached**
- e. **A Brief Description of the Claim**
- f. **Make, Model & Serial # for All Appliances**

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. RWS reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repairperson.

3. A copy of your home inspection must be submitted with the repair estimate, or at least those pages pertaining to the affected items.

Claims will be processed after we are in receipt of items 1, 2, & 3. You will be contacted by an RWS representative within 72 hours of all items being submitted.

Residential Warranty Services, Inc.

P.O. Box 797
Carmel, IN 46082
800-544-8156
Fax 877-307-7056
90day@rswarranty.com

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

SEWER|GARD



Term

SewerGard protection is offered for a period of 90 days following the date of the inspection, or 22 days after closing, whichever comes later. If you received a sewer scope, this policy is extended to 6 months from the date of the inspection, or 22 days from closing, whichever comes later. All claims must be received by RWS within the term of the agreement. An extension of coverage may be made available at a nominal fee at the conclusion of this agreement. This agreement is not transferable to any other property outside of the one listed on your home inspection report. Any costs above what is expressly stated as covered herein are the responsibility of the homeowner.

Coverage

During the agreement term, only the directly affected portions of the following components are covered against failure due to normal wear and tear:

1. "Water Line". The water line is the single lateral water service line from the point of the water utility's connection to the point of the water meter or main shut off line inside the home. The water line also includes well water lines, excluding those exceeding five feet under the surface level of the yard.
2. "Sewer Line". The sewer line is the single lateral sewer service line from the point of the home's exterior wall to the point of connection to the sewer utility's wastewater collection system or septic tank.

Covered Repairs

This agreement covers only repairs as specified and excludes all others. Coverage is limited to \$2000 per occurrence, \$4000 aggregate. Only failures that occur after the date of the inspection are covered. This agreement does not cover repairs to material types that have been affected by a class action lawsuit or manufacturer's recall. This agreement only applies to residential properties being used for residential purposes only. Only line breakages, collapses, and significant leaks that affect the functionality of the home's sewer and water systems are covered under this policy. Clogs are expressly excluded and all additional repairs are the responsibility of the homeowner. This policy does not cover secondary or consequential damages.

Exclusions

RWS will not be responsible for any of the following:

- a. Repairing anything that occurred before the state date of this agreement or that wasn't reported to RWS during the term of this agreement.
- b. Repairing anything not resulting from normal wear and usage.
- c. Repairing anything caused by you and/or third parties.
- d. Repairing anything in a home that is being renovated.
- e. Repairing anything caused by natural acts or disasters included but not limited to floods, earthquakes, landslides, sinkholes, or any insurable causes.
- f. Repairing anything caused by defective materials, or any material that has been the subject of class action litigation or a recall.
- g. Repairing anything required by any other party (city, state, federal or other party) unless otherwise covered by this agreement.
- h. Repairing any openings or damage caused to walls as a result of investigation or repair of a covered issue.

- i. Repairing shared lines (as in shared with another property).
- j. Repairs to any damaged items consequential to a sewer or water line failure or repair.
- k. Paying any costs associated with relocation of lines, lost water, lost time, lost use of your home, or any damages due to any special circumstances or conditions.
- l. Covered repair costs include only the water and sewer lines at a covered rate of: \$200/linear foot up to 5 feet; \$150/linear foot above 5 feet up to 10 feet; and \$100/linear foot until the \$2,000 claim maximum is reached.

RWS' Right to Review

RWS reserves the right to have its own contractor review any diagnosis, estimates, and bid on any project covered under this agreement. RWS shall choose the acceptable estimate in its sole discretion for coverage. This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Hamilton County in the State of Indiana without reference to, and regardless of, any applicable choice or conflicts of laws principles.

Claim Procedures

Written Notification of claim including items 1, 2, and 3 must be received by RWS prior to the expiration of the policy. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home and must be received within 90 days of the inspection or within 22 days of closing, whichever comes later. Claims will be processed after we are in receipt of items 1, 2 & 3. You will be contacted within 72 business hours of all items being submitted.

1. Written Notification of Claim - The following information must be contained in the notification:
 - a. Your Name
 - b. Your Inspection Company's Name
 - c. A Phone Number Where You Can Be Reached
 - d. A Brief Description of the Claim
2. An itemized repair estimate, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. RWS reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repairperson.
3. A copy of your home inspection report, or at least those pages pertaining to the affected items.

Residential Warranty Services, Inc.
 PO Box 797
 Carmel, IN 46082
 800-544-8156
 Fax 877-307-7056
 90day@rswarranty.com

Deductible

The policy holder is responsible for the first \$300 worth of repairs and investigation of any covered issue. Any and all receipts and invoices must be delivered at time of claim submission to ensure credit for any covered expenditures. The policy holder is also responsible for any costs exceeding the coverage limitations of \$2000 per occurrence and \$4000 aggregate.

Rev. 05/18

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						



We offer way more than just an inspection!

If mold is found in your home, that was not present at the time of inspection, you are covered for remediation up to \$2000.



Camel City Home Inspections, LLC
(336) 462-4220
www.camelcityinspections.com
4440

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

PLATINUM
ROOF PROTECTION PLAN

5 YEAR LEAK REPAIR COVERAGE

This service contract is for the repair of leaks to your home's roof for a period of **5 years following the date of inspection**. This service contract covers only those items specifically listed and excludes all others, subject to the terms and conditions herein.

This policy covers all residential roof types, including asphalt/composition shingles, slate roofs, metal roofs, tile roofs, and non-commercial flat roof types. This policy applies only to the home itself, and specifically excludes other structures.

Provided Free of Charge by

CAMEL CITY
HOME INSPECTIONS

For warranty claims or questions call:
1-800-544-8156

with Your Full Home Inspection

This service contract covers repairs for leaks only. Any defect noted in your home inspection or any consequential leak resulting from a defect noted in your inspection is not covered. If your inspector noted damage, leaks, improper installation, or worn materials, it is the responsibility of the home owner to remedy these conditions. This is not a policy of insurance, and as such consequential damage from a leak is not covered. Damage from any peril (fire, flood, lightning, vandalism, etc.) is not covered by this policy and should be reported to your homeowner's insurance company. Repairs necessary as the result of abuse, neglect, or lack of maintenance are not covered by this policy.

A deductible of \$500 applies to any roof leak claim. Should the actual cost of repair be less than \$500, the home owner shall pay the lower amount. Repairs completed under this policy, after the deductible has been satisfied, are guaranteed for the remainder of the term of this policy. Leak repairs shall be covered only when the cause of the leak is normal wear and tear or deterioration. The aggregate limit of this policy for the 5 year period is \$3000.00. Home owner is responsible for the cost of replacing roof coverings when needed. On any claim payment to the home owner can be requested in lieu of payment to a service provider, which may be a prudent choice especially when a roof replacement is being considered.

This policy was delivered to the home owner free of charge by their home inspector. The policy is serviced by Residential Warranty Services, Inc.(RWS) with its principal offices located in Carmel, Indiana. Any action, including complaints, legal disputes, or compliance requests, shall be made in Hamilton County, in the State of Indiana. This policy is non-transferable.* It shall be used only for the benefit of the purchaser of the property as listed on the home inspection report and only for the subject property of that report.

MAKING A CLAIM

Prior to the date on which this policy expires, which is the same date as the inspection 5 calendar years later, RWS must receive written notification of your claim. Simply call 1-800-544-8156 for instructions or send your claim, including a brief summary of the condition, your name, your full address, a phone number you can be reached at, a copy of your home inspection, and a written diagnosis and an itemized estimate which includes the breakdown of parts and labor from a qualified roofing contractor to:

Residential Warranty Services, Inc., P.O. Box 797, Carmel, IN 46082

Claims can also be faxed to 877-307-7056 or emailed to 90day@rswarranty.com

**Policy is transferable to the buyer with a pre-listing inspection.*



SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RECALLS	APPENDIX	REFERENCE						

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

