



Beneath The Shadows Home Inspections, LLC

2603 W. 2225 S. Syracuse, Utah 84075

801-540-2994

theshadowinspector@earthlink.net

<http://www.beneaththeshadowshomeinspections.com>

Inspection Address:[Street Address]
[City, ST ZIP Code]
Client: "Client's Name"
Report Number:

Date: August 14, 2008

Dear "Client's Name"

At your request, an inspection of the above property was performed on August 14, 2008. Beneath The Shadows Home Inspections, LLC is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of buying a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to disclose.

In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. Beneath The Shadows Home Inspections, LLC will not release a copy of this report without your written consent.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a singly visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

Dale Nelson, Certified Inspector
Beneath The Shadows Home Inspections, LLC