R.P. Phillips Inspections LLC

R. Paul Phillips
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Builders License #210117763
ASHI Certification #263474

Property Information:

Homeowner Name:	John Doe	**Inspector:**	R. Paul Phillips
Property Address:	123 Abc St. St Johns, Mi	**Date of Check:**	09/07/2026
Year Built:	1985	**Approx. Sq. Footage:**	1850
Foundation Type:	Block	**Time:**	9:00 AM

Reason for House Health Check & Homeowner's Specific Concerns:

Concerns will be appear here and will be specifically addressed during the Assessment.

Quick Overall Assessment

Priority-Needs Repair-Safety Concerns:

Easy to read list of suggestions to address repairs and safety concerns will appear here.

Secondary Priority-Maintenance

Items needing maintenance or improvement to ensure savings, safety and improving longevity of costly components will appear here.

Monitor:

Items not needing immediate attention, but should not be forgotten about, will appear here.

Roof, Gutters,Chimney:

Comments such as age, remaining life, and maintenance tips appear here.

Walls, Foundation, Exterior structures and Garage:

Observations, conditions and suggestions will appear here.

Doors and Windows:

Observations, conditions and suggestions will appear here.

Foundation Comments:

Observations, conditions and suggestions will appear here.

Plumbing and Water Heater:

Make and age of water heater, plumbing condition, observations, and suggestions will appear here.

HVAC System Components:

age of furnace and ac unit, condition, observations, and suggestions will appear here.

Visible Electrical System Comments:

Size of panel, condition, observations, and suggestions will appear here.

Kitchen and Bath::

Observations, conditions and suggestions will appear here.

Attic:

Insulation value, insulation type, observations, conditions and suggestions will appear here.

Miscellaneous observations/comments:

Observations, conditions and suggestions will appear here.

Reciept

Method of payment:	Check
Amount paid:	249.00
Balance:	0

PHOTO PAGE

Photos will appear on this page

Scope & Liability Agreement

Limitation of Liability. The Client understands and agrees that the assessment and resulting report are not a guarantee or warranty of the property's condition. If the Provider is found liable for any errors, omissions, or breaches of this Agreement, the Provider’s total aggregate liability for any and all claims, losses, or damages shall be strictly limited to a refund of the fee actually paid by the Client for the report

This Home Assessment is a non-invasive, visual assessment provided for the benefit of the current homeowner. Its purpose is to identify readily observable safety concerns, damage or deterioration, maintenance needs, energy-efficiency or insulation opportunities, and general home-care recommendations.

This assessment is not a real-estate inspection and is not intended for buying, selling, refinancing, or other real-estate transactions. It is not a substitute for a home inspection or specialized professional evaluation. The assessment is limited to conditions that are readily accessible and observable at the time of the visit. No destructive, invasive, or technically exhaustive testing is performed unless specifically agreed to in writing. Hidden, concealed, inaccessible, intermittent, or latent conditions may exist and may not be identified. The assessor is not responsible or liable for conditions that are not reasonably observable or accessible.

This assessment represents a snapshot in time. Homes and their components naturally change, deteriorate, improve, or fail. No warranty, guarantee, or prediction is made regarding future condition, performance, failure, maintenance needs, or remaining useful life. Any comments regarding expected service life are estimates or opinions only and are not guarantees.

Recommendations are provided as general guidance only. The homeowner is responsible for obtaining independent estimates, bids, and evaluations from qualified and appropriately licensed contractors or other professionals before authorizing work. Any cost information provided is not a contractor's estimate, bid, proposal, or guarantee.

By signing below, the homeowner acknowledges and understands the purpose, non-invasive nature, limitations, and scope of this Home Assessment and agrees that it is a maintenance, safety, efficiency, and home-care service—not a real-estate inspection or substitute for specialized professional services.

Home owner name: _____ Date: _____

Signature: _____

Inspector name: Robert Paul Phillips Date: _____

Signature: Robert Paul Phillips