

Inspection Description

General Inspection This Home Inspection is a limited visual evaluation of the building, the building structure, major accessible components (as detailed by the inspector) and the immediate visible grading around the perimeter of the building, on the actual date of the inspection.

Foundation The Inspector will look for any visible cracks, settling or other major structural defects. The Inspector cannot evaluate any parts of the foundation below grade, covered with insulation, paint or other wall coverings. The Inspector will look for evidence of visible moisture or water damage, but cannot predict any future water problems that may occur. It is The Client's responsibility to monitor/repair any problems noted in this report, including establishing if a crack is active.

Structure A limited visual inspection will be conducted on any exposed/accessible sections of the structure. Any areas that are blocked or inaccessible due to any type of building materials, furniture, stored items, etc. will not allow the Inspector to evaluate to conditions of these areas. With an accessible crawl space, and a minimum of three (3) feet of headroom, the Inspector will visually inspect for visible moisture, mildew and ventilation, and report the overall condition. The Inspector is not required to enter the area if adverse conditions, pests, falling insulation, dampness or debris impede access or limit visibility.

Roof The roof may have to be inspected from ground level to avoid damage to the roofing material, and or risk to the Inspector. Some roofs may not be accessible or visible for inspection. In this case The Client is responsible to have the roof re-inspected by a licensed roofer. The Client assumes responsibility for any inadvertent damage caused by subsequent inspection. Roof leaks are difficult to detect unless there has been a recent and/or heavy rain. While every responsible effort is made to detect roof leaks, minor leaks may go undetected unless it is actually raining; combined windy or other heavy storm conditions are present during the inspection. Stains on ceilings, walls, or structural members may be the result of previously corrected problems. The Inspector is not required to remove snow, ice or other debris that could prohibit observation of the roof surface. Sagging and other deformities may be part of the original construction and merely a cosmetic problem. Roofs require routine maintenance. No estimated remaining life expectancy is guaranteed or implied on roofing materials and is simply an opinion.

Exterior The Inspector will, from ground level, randomly inspect the general condition of the siding, foundation, gutters, soffit and trim. A limited representation of the exterior materials will be inspected. Cosmetic damage is not included in the inspection. Any evidence of water/insect damage to trims, siding, etc. may indicate damage to structural components. Concealed or internal damage may be discovered only if the area is exposed.

Attic If accessible, the Inspector will report on visible moisture, mildew, ventilation and overall condition of the attic. Access may be restricted due to construction practices, insulation, storage, and height. While the presence of fire retardant treated plywood may exist in some attics, the Inspector may report seeing FRT, but a separate test may be required to evaluate the condition. Some attics may not be rated or structurally designed for storage.

HVAC This report contains the general condition of the HVAC system. Any life expectancy estimates are based on statistical comparisons of similar systems. The Client cannot rely on any prediction or life expectancy. Actual working conditions, lack of service, quality, act of God, and simple bad luck affect a components life. For example, heat exchangers, especially forced air furnaces, are difficult to inspect accurately, particularly the heat exchanger, due to inaccessibility. A crack or hole in the heat exchanger may be undetectable and may suddenly become apparent or affect the system operation. A cracked heat exchanger must be replaced because carbon monoxide may enter the air supply. The Inspector is not required to disassemble any part of a heating system. This report and inspection cannot include the heat exchanger. An HVAC systems efficiency tested in the summer may not be indicative of actual performance on a seasonally cold day. The Inspector is not required to calculate proper sizing of a system. An air conditioning system should not be tested in its cooling cycle when the outside temperature has been below 60 degrees within 24 hours. An older system should be serviced and certified before settlement, especially if no maintenance history is present.

Electrical The Inspector will visually inspect the condition of any exposed electrical wiring and randomly test receptacles and switches; however, the Inspector cannot be accountable for any concealed or hidden wiring problems. If there are any severe problems, an electrician should be consulted. The Inspector cannot give an estimate as to how many loads are on a circuit. If aluminum wiring is present, a licensed electrician must verify system, failure to do so may become a potential fire hazard.

Plumbing The Inspector will visually inspect exposed water and waste line, all visible or accessible fixtures, and appliances for function. The Inspector cannot, and is not, accountable for any concealed or hidden problems nor possible freezing of the system. The Inspector does not check for quality or quantity of water. In some cases supply line plumbing materials and distribution plumbing materials in walls and floor systems cannot be identified.

Exclusions No warranty is expressed or implied by this inspection. Specific exclusions include, but not limited to; written exclusions in the report, obstructed areas, life expectancies, cost estimates, swimming pools, water conditioning equipment, spas, hot tubs, septic systems, underground utilities, fuel tanks, well components, cable TV, satellite systems, security systems, geothermal systems, sprinklers, plug in appliances, water leaks at foundation, underground, water or air infiltration at doors, windows, fireplaces, footings, concealed structural components, cleaning oven functions, detached buildings, grounds not immediate to building, engineered loads, spans or capacities, auto reverse devices, sidewalks, driveways, screens, cracked glass, failing glazing, turning on any utilities, recreational or playground equipment, code compliance, defective products unknown to the inspector, pest activity, or damage caused by wood destroying insects or organisms, or any health or environmental concerns.

Insect/Pest Control The Client must obtain a separate wood destroying inspect inspection. The separate termite inspection should result in the issuance of a report of no infestation or infestation, plus a report of any damage. The Client should ask the pest inspector to report any signs of fungus, mold, mildew, or rot on the property.

Hazardous Material The Inspector does not test for materials such as radon, asbestos, lead paint, electric magnetic fields, toxic or flammable chemicals, water or airborne related diseases, gases, fumes, mold, fungi, or other similar or harmful substances. Separate tests are available for the above hazardous materials upon request.

The Client understands and agrees that it is his/her responsibility to have further evaluation and/or to initiate repairs to any items the Inspector discovers. The Client is advised and understands that they should have any repairs, further evaluations or cost estimates carried out prior to purchase.