

# INSPECTION CLARIFICATION

There are literally thousands of items that make up a building. Not all are part of a Standard Inspection; due to the time constraints provided, the inability of the Inspector to visually observe them, and the fee paid. Consequently, part of the burden of home ownership is the responsibility of the homebuyer. The Home Inspector will bring to bear all of his experience, training, and knowledge to minimize the risk. However, cosmetic, obvious, common, or otherwise mundane items may not be reported. If there is an item in doubt in your mind, please bring it to the attention of the Inspector. It is the inspector's responsibility to point out visible MAJOR defects to an absolute degree, if possible, MINOR defects to a relative certainty, and MAINTENANCE items to help better understand the workings of the buildings systems and components. A MAJOR defect is one that costs \$500. or more in material and labor to repair or replace. Health and Safety issues are Major by default. A MINOR defect is one that is below that amount. Each defect is counted separately. MAINTENANCE items are usually recurring or are included so the homeowner will have a better understanding and grasp of the maintenance issues and cost.

## I CANNOT ABSOLUTELY GUARANTEE:

1. I will observe and report on all Major or Minor defects that are not visible.
2. That the air, soil, water in and around the property is clean or safe.
3. That the well will not run dry.
4. A roof not leaking today will not leak tomorrow.
5. That your home is safe and secure from invasion.
6. That plumbing, electrical, and A/C components in the walls, attic and crawlspace are OK.
7. That the building is energy efficient.
8. That the building conforms to past, current or future Municipal, State, or National building codes or Zoning Ordinances.
9. That the building is not above or adjacent to a sinkhole.
10. That the soil under and adjacent to the property is Geologically stable.
11. That the heat and air conditioning systems are sized for proper comfort in all weather conditions.
12. That the building and property are a good investment.
13. That the foundation is adequate for the building.
14. That termite or other infestation is not present in the building or unseen areas.
15. That the house was constructed correctly, originally.
16. That any subsequent repairs or additions to the building were done by licensed professionals.
17. That any subsequent repairs or additions to the building were permitted.
18. That your water heater will supply your idea of hot water for your life style.
19. That exterior doors will seal properly.
20. That property value will rise or remain the same.

## I CAN ASSURE YOU:

1. There will always be problems and headaches when you move in.
2. Things change from the day of the inspection to the time you close on the property.
3. That my observations and opinions, although backed by other professionals, will be different from your friends and neighbors.
4. That there will be out of pocket expenses for items not noted in the Inspection Report.
5. If you do not act on the information presented in the Inspection Report, your risk increases substantially.
6. That probabilities, and likelihood's used by the inspector are done because of unknown variables, I.e. the weather cycles, building use, future plans for the building, maintenance and upkeep, age, habits of the buyer, etc.
7. That spans and approximations made by the inspector are done for the same reasons as in #6.
8. Roofs will fail or prematurely age for many reasons. Some of which are poor design of attic ventilation, improper installation of roofing material, inattention to roofing details, lack of maintenance.
9. If known maintenance items or defects are left unattended, they will grow larger and more expensive.
10. Human error will occur. I will do my utmost to prevent this.
11. When all is said and done the fee charged for the service provided is well worth it for the peace of mind an knowledge acquired.
12. Small individual defects may be contributing to larger unseen major issues that may be revealed by experts.
13. We offer a full satisfaction guarantee of the report or full cost of inspection is refunded.
14. Mold & Mildew reporting or mitigation are not part of this inspection.

It is unrealistic to assume a Standard visual inspection will guarantee or warrantee this building against undisclosed defects within the time allotted and the access available. Consequently, I am getting a Home Inspection prior to closing for the benefit of lowering my risk and to acquire more knowledge and understanding about my purchase.

Client: \_\_\_\_\_

One signature binds spouses, et als, etc.

\_\_\_\_\_ Date