

ELEMENTS / SYSTEMS INCLUDED IN A BASIC HOME INSPECTION

VISIBLE AND ACCESSIBLE AREAS OF : roof covering, chimney, gutters & downspouts, siding, soffit, trim, attached porches or decks, grading and drainage near foundation, patios, walks, driveway, garage, exposed frame/structure, insulation, ventilation, walls, ceilings, doors, windows, stairs, kitchen, baths, foundation, basement/crawlspace, electrical and plumbing systems, central heating / cooling system

EXAMPLES OF ITEMS BEYOND THE SCOPE OF A BASIC HOME INSPECTION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

Solar heating systems, trees & shrubs, sprinkler systems, swimming pools, septic systems, patio equipment, sewage lagoons, outbuildings, retaining walls, private wells, tool sheds, patio covers, landscape lighting, wood destroying insects or organisms, any type of engineering analysis, geological/soil conditions, zoning or property survey, window air conditions, water softeners/conditioners, fireplace/chimney flues, portable appliances, central vacuum systems, laundry equipment, wood stoves, central alarms systems or intercoms, gas space heaters, freezers, humidifiers, fireplace inserts, low voltage electrical systems, cable TV and telephone systems. (*Inspection services on certain items listed above may be available from the Inspection Company for an additional fee.*)

GENERAL INSPECTION INFORMATION

Kitchen appliances are checked as well as possible within the confines of a building inspection. For example, the heating elements of a range or oven can be checked to see if they heat up, but oven temperature calibration is beyond the scope of building inspection. In the same way, refuse is not used to test a garbage disposal, dishes are not washed in the dishwasher, etc.

Wet crawlspaces or those with low head room are not entered, but examined from the access hatch. Attics are entered if an access opening is readily accessible. Verification of any or all of the utilities being on is the Client's sole responsibility. Electrical or mechanical systems that have been shut down are not inspected. In addition, if these systems do not respond to normal controls, then the system cannot be activated or operated. The inspector for the Inspection Company does not examine any systems whose utilities are off.

Settlement, Cracks and Bulges: If these are readily visible they are noted at the time of the inspection. The critical question in evaluation of any cracks or bulges is whether the movement is ongoing or has stabilized. Ongoing movement cannot always be determined in a single inspection. It is the responsibility of the client to monitor any cracks or bulges to determine if the movement is ongoing. If movement is detected the Client must seek the advice of a professional engineer or competent foundation contractor.

A representative number of windows are checked for normal operation and secure locking. On double-hung windows, only the lower sash is tried. A representative number of electrical outlets, switches, and fixtures are spot-checked for operation.

Heating systems are checked for proper operation. Normal burner and fan (if present) operation is verified. Heat exchangers are 90% hidden from view and aren't inspected during this limited type of inspection, although their general condition may be noted. Accessories like humidifiers, electronic air cleaners, etc., are not inspected, although their general condition may be noted.

Central cooling systems are not activated when the ambient temperature is below 65 degrees, as damage to the compressor may result due to a lack of lubrication. (Check with seller on available service records and past performance.)

As part of the inspection agreement the client agrees to do a "pre-closing walk-through examination" of the property 48-72 hours prior to closing to insure that all systems or components originally inspected are still functional. If a problem is discovered during the "pre-closing examination", a copy of the "pre-closing checklist" must accompany the clients correspondence describing the problem. *The client's failure to conduct a "pre-closing checklist" and/or return a copy of the "pre-closing checklist" to our office within 15 days of the "pre-closing examination" voids any further responsibility of the Inspection Company under this Agreement.*