

DESCRIPTION OF CONDITIONS



When reviewing your report, special attention should be paid to notes placed on each report page. We have also placed referral numbers next to deficiencies on the check-off sheets which are cross-referenced on index pages for helpful recommendations.

In the course of this report, we may be identifying certain conditions of the premises through the use of referral symbols. The primary conditions found in this report are indicated in the Appears Serviceable Box. These conditions will be identified by the symbols within that box, ✓, ✗, ▲ or *.



Appears Serviceable.

Monitor closely, or we recommend **performing minor maintenance, repairs, or upgrading**. At the time of the inspection, the item reported on appears to be functioning within its intended use and/or is capable of being used. Some conditions relating to age, usage, etc. may still be detected.



Correction is required.

Further consideration is recommended on items which are **significantly deficient, unsafe, or not functioning**. The reason for the advised corrections will be **explained through the numerical notifications** and should be given considerable regard in your evaluation of the property. These should NOT be considered the only significant items as we recommend that you establish your own priorities after reviewing this report.



Nearing the end of its useful life.

We recommend that you budget for replacement in the near future. Though this item may appear to be adequate today, **the possibility that it may fail at any time is high**. Replacement can mitigate the chances of further damage, and save money in the long run.



Further evaluation is required.

Examination and analysis by a qualified professional, tradesman, or service technician is highly advised **before completing**. The aim is to determine the integrity, corrective options, materials, and possible repair costs. Some further conditions may be uncovered during specialized evaluation which are beyond those provided by a home inspection.

GLOSSARY

The following is a list of items which apply to our inspection services:

Amateur work

Conditions were found to indicate that installations, modifications, or repairs were not performed according to recognized better building practices.

Cracks

Typical/Major - Many materials crack after installation through shrinkage, aging, or other factors. Cracks found that are common to other houses of the same age are typical. Significant cracks which are not common to houses of that age are considered major and may require further specialized evaluation.

GFCI

Ground Fault Circuit Interrupter - an integrated circuit breaker or receptacle which senses an imbalance in current flow between the hot and neutral wires - "short to ground", or ground fault. If the imbalance is greater than 5 milliamps (5/1000 of an amp), the circuit is shut off in 1/40 of a second, preventing injury or death.

Location

For the purpose of this report, all locations will be identified as if the observer is standing on the road and facing toward the front of the house.

Normal Operating Controls

We inspect only the control devices which are designed to be used by a homeowner in the course of normal household operation or maintenance of any component. (e.g. thermostat, switches or valves).

Not Technically Exhaustive

We do not perform inspections which involve the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings. Neither do we disturb insulation, nor move personal items, soil, snow, or debris which obstructs access or visibility.

Readily Accessible

Available for visual inspection from safe walking surfaces without moving personal property, snow or debris, or dismantling items.

Representative Number

For multiple identical components (windows, receptacles, etc), we inspect one such component per room. For further identical exterior components - one such component on each side of the building.

Settled/raised

Settlement of most soils decreases in an exponential fashion related to age. The majority of settlement occurs in the first few years and then afterwards, at a decreasing rate with the passing of time.

Useful lifespan

All building materials and components are designed to give serviceability for certain periods of years, given proper maintenance. We can find indications that the components or systems are still operating within their designed lifespans (e.g. roof, hot water heater). We cannot predict life expectancies, efficiencies or whether they will continue to give service up to or beyond those times, but not limited to failure of components.

NOTE: HOME INSURANCE: Insurance companies vary on conditions in which they will refuse coverage. Some items may include galvanized plumbing, knob and tube wiring, wood-burning stoves/inserts, old roofing, unlined flues, low amperage supply, and other factors. We recommend that you verify with your carrier their underwriting requirements before completing the sale, as this is not part of the home inspection service.