

## Your Expectations for Your Home Inspection

We are here today to assist you in the evaluation of the overall condition of this house. Our inspection is based on our observations made today and is not a prediction of future conditions. It is a snapshot in time and will not reveal every issue that exists or ever could exist. Our evaluation is based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive. You should expect to find problems in your house that were not identified in your report. Things that are cosmetic or items that are visually obvious may not typically be reported. There are literally thousands of variables to consider and we are relatively certain that some things will escape our attention. All houses have problems and many are not always detectable. All houses require maintenance and repairs. If problems are left unattended, they will grow larger and more expensive. If you cannot accept these premises, you should ask yourself whether home ownership is for you.

Our report follows the New Jersey Standards of Practice and Code of Ethics. You should thoroughly read them. Any areas excluded from the scope of the inspection that are additionally important to you should be further evaluated before closing. You are advised not to buy a home without gathering all available information. A visual inspection is typically limited to about 2/3 of the risks you may face; it cannot inform you of the remaining 1/3. If needed, you should follow up with technical specialists. You should visit the house after rains, snows, or storms to check for leakage and other damage. You should execute a thorough pre-settlement walk through, checking all window and door operations, operating all appliances fully, and asking questions of the owner/occupant in writing before closing.

We **cannot** assure you absolutely:

- That the house is free of all major problems, structural or otherwise.
- That the air or water in the house is clean or safe.
- That water will not seep into the basement/crawlspace after prolonged/heavy rains or thawing ground conditions.
- That water or snow will not get through the roofing or siding.
- That the house is safe and secure and can't be readily broken into.
- That mechanical equipment will continue to operate even for 10 minutes after our inspection.
- That thermostats or timers will function properly or across a range of temperatures.
- That pipes or wires in unseen areas are okay.
- That the house conforms to codes or government regulations.
- That heat exchangers in furnaces are safe or intact.
- That the heating and air conditioning systems will keep you comfortable in all rooms under all weather conditions.
- That the foundation behind finish walls is structurally sound.
- That wood borers are not actively infesting the house.
- That ice damming won't occur with cold weather and snow.
- That condensation will not occur.
- That fireplaces won't smoke, especially during windy weather.
- That rainwater won't migrate through masonry, stone, or other sidings.
- That moisture won't form around refrigerator gaskets in humid weather.
- That sealed refrigerant systems won't leak refrigerant, even this very day.
- That the water heater will supply all the hot water you would like.
- Specific parts or repairs to equipment or fixtures will be available.
- That repairs thought to be capable of being made are economically feasible or readily available at a fair price.
- That repair people can be readily found or willing to guarantee their work or will even give you fixed estimates.
- That specific equipment is using parts that were intended for that specific equipment.

We **can** assure you:

- You will experience problems and headaches; expect the unexpected.
- That you will readily find opinions that differ from ours.
- That you will have to spend money on problems or repairs not noted during this inspection.
- That if you do not act on the warnings given by the inspector, you are probably accepting larger unseen risks.
- That if you don't inspect and maintain your roof you will probably get some leakage.
- That if you don't keep your gutters clean, your downspouts extended, and establish and maintain drainage away from your home, you have a high chance of experiencing seepage into the walls, under a slab, or into a crawl space or basement.
- That if you don't maintain grouting and tile caulking all around tubs and showers and their hardware and edges, you will probably experience some leakage beneath bathrooms.
- That not removing hoses or draining hose bibs in cold weather may result in a frozen pipe.
- If you do not routinely maintain your drains, you will probably experience some backing up of sinks and tubs.
- That mechanical items will sometimes operate intermittently.
- That we cannot approximate the utility usage of the house.
- That both major and minor problems can readily escape detection.
- That problems will generally not be found or suspected in the absence of symptoms, clues, or telltales.
- That symptoms, clues, or telltales can be (and often are) effectively covered up.
- That failure to properly maintain swimming pool water or equipment will almost certainly result in increased expenses in the future.
- That failure to maintain and service the well or septic systems will almost certainly result in a failure and increased expense.

*Tried-and-True*  
HOME INSPECTIONS LLC

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