



# Advantage Inspection

*“More than just an Inspection Company”*

## Home Inspection Information

**In General** - Because of the visual nature of this home inspection, it is not possible to inspect or report on conditions in areas that are inaccessible, obstructed or concealed from view. Your inspector can only address those areas that are readily accessible at the time of the inspection. The inspector is not required, and should not be expected to move furnishings or other items during the inspection disassemble equipment or open wall coverings.

A home inspection is a "snapshot" of the home at the time of the inspection; it is designed to educate a buyer or seller about the home, not to replace the obligation of a home seller to disclose known defects.

**A home inspection is not a guarantee or warranty of the condition of the home or property; neither is it a guarantee that conditions will not change in the future.**

We strongly recommended that the buyer perform a through pre-closing walk-through inspection in order to confirm the condition of the house, systems and appliances therein, and to check areas that may have been obstructed from view at the time of the home inspection.

We recommend that appropriately licensed professionals carry out all repairs. Your real estate contract may include this as a stipulation. We also recommend that the buyer retain all repair work orders, receipts and guarantees for future reference.

**Legal Rights** – Because you should know, that written in the contract is the legal financial liability of each inspection is limited up to the cost of the inspection. Also, in no event shall any action be brought against the inspection company for a breach of this Agreement at any time beyond one (1) year after the date of this Agreement.

You will acknowledge that there are risks involved in purchasing property, and while the ordering of a home inspection may reduce the risks, risk cannot be eliminated.

We make no guarantee or warranty as to any of the following:

- That all repair needs and hazards have been discovered or disclosed in accessible or inaccessible areas.
- That inspection company or the inspector will pay for the repair of undiscovered problems or conditions.
- That any of the items inspected are designed or constructed in a good or workmanlike manner.
- That any of the items inspected will continue to perform in the future as they are performing at the time of inspection.
- That the home will not have or contain wood destroying insect activity or damage.



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## **Home Inspectors will:**

Provide a written contract

Inspect and Describe Structural Components

Grounds and Landscaping

- Storm Drains, Driveways and Tree Lines
- Site Development and Walkways

Exterior

- Trim Rot, Paint, Caulking, Fascias and Eaves
- Soffit, Porch, Stoop, Siding, Garage Doors

Roof & Attic

- Roof Framing, Roof Covering and Insulation
- Gutters and Downspouts
- Water Penetration and Ventilation

Fireplace and Chimney

- Damper, Materials, Condition, Construction Type

Foundation

- Construction Materials and Moisture Content
- Framing, Insulation and Vapor Barrier

Plumbing

- Water Pipes, Water Heater and Waste Pipes
- Piping Support, Water Pressure and Vents

Electrical

- Service Entrance, Panel Box, Receptacle Test and Light Fixtures

Heating and Cooling

- Complete Unit Data Recording, Furnace and Compressor
- Duct Work and Air Filters

Interior

- Floor Coverings, Wall Coverings, Detector Alarms (Smoke/CO<sub>2</sub>) and Ceilings

Appliances

- Dishwasher, Disposal, Range and Oven
- Refrigerator, Freezer and Microwave



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## **Home Inspectors will not:**

Home inspectors will not report on the following:

- Life expectancy of any component or system
- The causes of the deficiency or the need for a repair
- The methods, materials, and costs of corrections
- The suitability of the property for any specialized use
- Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or the restrictions
- The market value of the property or its marketability
- The advisability or inadvisability of purchase of the property
- Any component or system that was not observed
- The presence or absence of pests such as wood damaging organisms, rodents, or insects; or cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

- Offer warranties or guarantees of any kind
- Calculate the strength, adequacy, or efficiency of any system or component
- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons
- Operate any system or component that is shut down or otherwise inoperable
- Operate any system or component that does not respond to normal operating controls
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the dwelling or in soil, water, and air
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances
- Predict future condition, including but not limited to failure of components

## **PAYMENT for SERVICE**

Payment is to be made at the time of the inspection unless other arrangements have been made prior to the scheduled inspection date. Scheduled fees and costs should be accurately displayed on the contract. The inspection fee(s) are earned once the report is complete.

In cases where payment is to be made at closing, then a viable credit card number will be provided to Advantage. The credit card will only be charged if the purchase contract is terminated as payment will be due immediately upon such termination.



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Every inspection should include an extensive report, with specific comments concerning any problems encountered in or around the home. Photos should be included to identify locations and specific items, systems or components that are a concern.

Your home is just about the most important investment you'll ever make. Whether you're about to purchase a new residence or need to know the condition of an existing property, you can rely on the home inspection experts at Advantage for complete peace-of-mind service.

If you have any questions about your inspection, reporting or schedule of fees, please do not hesitate to contact me.

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