



Home Probe, Inc

1610 Hosea L. Williams Drive, Suite C · Atlanta · GA · 30317 · 404-218-1040

EXPECTATION CLARIFICATIONS

The purpose of a home inspection is to add to your understanding of the home; not to eliminate all of your risks. There are literally thousands of variables in every home and in all likelihood; there will be some things that escape our attention. If your expectation goes beyond that of a generalist, or if you are expecting assurances about the future, please stop now.

It is important to understand that all houses have problems but not all problems are detectable. All houses require maintenance and timely repairs. If problems are left unattended, they will grow larger and more expensive.

WE CANNOT ASSURE YOU ABSOLUTELY:

1. That your house is free of problems, structural or otherwise.
2. That the air or water in the house is clean or even safe.
3. That water will not seep into your basement or crawlspace after prolonged or heavy rains or thawing ground conditions.
4. That water or snow will not seep through your roof or siding.
5. That your house is safe and secure and cannot be broken into.
6. That mechanical equipment will continue to operate even five minutes after our inspection.
7. That thermostats and timers are calibrated and function properly.
8. That plumbing or wiring inside wall cavities is in satisfactory condition.
9. That the house conforms to any building codes or regulations.
10. That the land under the house is stable and will not move.
11. That the HVAC system will keep you comfortable in all rooms in all weather conditions.
12. That the foundation behind finished walls is structurally sound.
13. That you will not experience ice damming when cold weather and snow occurs.
14. That fireplaces will not smoke, especially in windy weather.
15. That condensation won't occur.
16. That the water heater will supply all of the hot water you desire.
17. That specific parts to repair equipment will be readily available.
18. That repair contractors can be found, or will be willing to guarantee their work.
19. That specific equipment is using parts intended for that specific equipment.

WE CAN ASSURE YOU:

1. You will experience problems. Expect the unexpected.
2. That you will easily find opinions that differ from ours.
3. That you will have to spend money on repairs for conditions not noted in our report.
4. That if you do not act on recommendations in our report, you are probably accepting larger unseen risks.
5. That if you do not maintain your roof, you will most likely experience roof leaks.
6. That if you do not keep your gutters clean, your downspouts extended and the ground sloped away from the house, you will probably get water seeping into your basement, slab, or crawlspace.
7. That mechanical items will sometimes operate intermittently.
8. That we cannot possibly approximate the utility usage of the house.

9. That both major and minor problems can readily escape detection.
10. That problems will generally not be found in the absence of symptoms or clues.
11. That symptoms, clues or telltales are often effectively covered up.
12. That failure to maintain and service every component of the house will almost certainly result in increased expense.