

STANDARDS OF PRACTICE

(THIS IS NOT A CERTIFICATION OF COMPLIANCE WITH APPLICABLE BUILDING CODES)

Introduction:

These Standards of Practice are to provide the standards and limitations of the services to be rendered.

Purpose:

The purpose of the inspection is to provide you with a better understanding of the Property conditions, as observed at the time of the inspection.

Scope:

Said inspection is not a certification of compliance with applicable building codes. The inspection will be performed in a manner consistent with these Standards of Practice which includes a non-invasive, limited visual observation of the readily accessible areas/systems (the inspector does not move furniture or any other personal property).

You will receive, at the completion of the inspection, a written report which will:

- (1) describe the components specified to be described on the pages headed Exterior, Structure, Roofing, Flashing and Chimneys, Insulation, Ventilation, Vapor Barrier, Interior, Electrical, Plumbing, Heating, and Cooling.
- (2) state which systems and components designated for inspection on these Standards have been inspected.

These Standards are not intended to limit the inspector from reporting observations and conditions in addition to those required above, nor prohibit you from making written request for inspection of additional systems, areas, or items.

General Limitations:

Inspections done in accordance with these Standards are LIMITED, NON-INVASIVE VISUAL INSPECTIONS ONLY and are not technical or exhaustive, and are applicable to buildings with dwelling units and their garages or carports.

General Exclusions:

THIS IS NOT A CODE INSPECTION, COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE REGULATORY REQUIREMENTS. THE INSPECTOR IS NOT REQUIRED TO REPORT ON: LIFE EXPECTANCY OF ANY COMPONENT OR SYSTEM; THE METHODS, MATERIALS OR COST OF REPAIRS; THE SUITABILITY OF THE PROPERTY FOR ANY USE; COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE REGULATORY REQUIREMENTS; THE MARKET VALUE OR ITS MARKETABILITY OF THE PROPERTY; THE ADVISABILITY OR INADVISABILITY OF PURCHASING OF THE PROPERTY; ANY COMPONENT OR SYSTEM WHICH WAS NOT OBSERVED; THE PRESENCE OR ABSENCE OF PESTS, SUCH AS WOOD DAMAGING ORGANISMS, RODENTS OR INSECTS, MOLD, MILDEW, COSMETIC CONDITIONS, UNDERGROUND ITEMS, OR ITEMS NOT PERMANENTLY INSTALLED; ANY ITEM, COMPONENT/SYSTEM/APPLIANCE THAT MAY BE OR HAS BEEN RECALLED BY MANUFACTURER FOR ANY REASON.

The inspector and Service USA are not required to: offer or perform any act or service contrary to law; offer warranties or guarantees of any kind; offer or perform engineering, architectural, plumbing, or any other job function requiring an occupational license; perform additional inspections beyond those within the scope of the comprehensive inspection; calculate the strength, adequacy, or efficiency of any system or component; enter any area or perform any procedure which may damage the Property or its components or be dangerous to the inspector or other persons; operate any system or component which is shut down or otherwise inoperable; operate any system or component which does not respond to normal operating controls; disturb insulation, move personal items, furniture, wall coverings, carpets and area rugs, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility; determine the presence or absence of any suspected hazardous substance including but not limited to toxins, carcinogens, noise, contaminants in soil, water and air; determine the effectiveness of any system installed; to control or remove suspected hazardous substances; predict future conditions, including but not limited to failure of components; project operating cost of components; evaluate acoustical characteristics of any system or component; operate any built in appliance. Outdoor temperature may prevent the inspection and operation of the heating/cooling systems and may not disclose defects evident only during such operation.

Additional limitations and exclusions specific to individual systems are listed in each section of the written report (i.e. Exterior, Structure, etc.).

By initialing here, the Client signifies having read and understood this page, and acknowledges receipt of a copy.

PLEASE READ / INITIAL / SIGN / RETURN WHITE PAGES 1, 2, 3, AND 4 - THANK YOU