

## Report System Information

**PLEASE READ -- IMPORTANT INFORMATION ABOUT YOUR REPORT -- PLEASE READ**

When "Appears Serviceable" or "Serviceable" is checked it means we did not observe conditions that would lead us to believe problems exist with this system or component. **The item is capable of being used.** Some serviceable items may, however show **wear and tear that are typical for their age and use.** Other conditions are checked, if applicable in the body or the report.

**Significantly deficient systems or components** will be identified as: **worn / not functional / unsafe / near end of life**. The reason an item is "significantly deficient" will be checked in the body of the report. Review these findings and take the recommended actions before the close of the transaction. **Please read the entire report for all items checked.**

## Component Condition Ratings

**Appears Serviceable** Item operating according to its designed use with no observable major problems

**Worn:** Item is capable of being used with minor problems and should be monitored for repairs / replacement.

**Not Functional:** Item was not functioning properly during the inspection and recommend repairs / replacement.

**Unsafe:** Item is unsafe for use and should be repaired / replaced before occupancy.

**Near end of life span:** Item has reached the end of its suggested life span and should be monitored for replacement.

**Not Present:** Item is not present on the property.

**Not Inspected:** Item was not inspected and the reason is explained in the body of the report

## Key -- Component Recommendations

This information is printed at the start of every component page for your convenience.

1. Recommend evaluation by a structural/geo-technical engineer.
  2. Recommend evaluation and repairs by a licensed contractor.
  3. Refer to a qualified termite report for further information.
  4. This item is a safety hazard - correction is needed.
  5. Upgrades are recommended for safety enhancement.
- \*. This item warrants attention / repair or monitoring.

Please read the special "NOTES" written in **Green** in each section of the report for further information concerning the limitations of this inspection.

### NOTICE:

This report contains technical information. If you were not present during this inspection please call the office to arrange for a verbal consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this inspection reports contents.

This report is the exclusive property of the Buyers Home Inspection Service, Inc. and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of the Buyers Home Inspection Service, Inc and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of American Society of Home Inspectors (ASHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be serviceable, may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

**If you do not understand how to read this report please contact our office at 440-243-7166**

