

AGI: Property Inspections

Post Inspection Services

We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every problem, due to limitations beyond the scope of the inspection. Also because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, crawlspaces may have problems and systems may fail without warning. We cannot predict future events. For those reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a sellers disclosure.

Thank you for taking the time to read this report and call us if you have any questions. We are always attempting to improve quality of our service and our report.

PRE-CLOSING WALK-THROUGH

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases AGI: PROPERTY INSPECTION of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk-through your new house. Consider hiring a Certified Master Inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees. You should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.
3. Run water at all fixtures and flush toilets.
4. Operate all exterior doors, windows and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read sellers disclosure.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

ROOFING, FLASHINGS AND CHIMNEYS-

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_1_Roofing_2011.pdf

EXTERIOR -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_2_Exterior_2011.pdf

STRUCTURE -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_3_Structure_2011.pdf

ELECTRICAL -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_4_Electrical_2011.pdf

HEATING -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_5_Heating_2011.pdf

COOLING/HEAT PUMPS -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_6_Cooling_2011.pdf

INSULATION -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_7_Insulation_2011.pdf

PLUMBING -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_8_Plumbing_2011.pdf

INTERIOR -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_9_Interior_2011.pdf

APPLIANCES -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_10_Appliances_2011.pdf

LIFE CYCLES and COSTS -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_11_Life_Cycles_2011.pdf

ENVIRONMENTAL CONCERNS -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_12_Supplementary_2011.pdf

HOME SET-UP AND MAINTENANCE -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_13_Maintenance_2011.pdf

MORE ABOUT HOME INSPECTIONS -

http://www.discoverhorizon.com/hrb/PDFS_2011/HRB_14_Appendix_A_2011.pdf

FOLLOW-UP INSPECTION POLICY

Generally we discourage follow-up inspections for this reason:

QUALITY OF REPAIRS:

If repairs are made to a property based on the results of an inspection, the work should be performed by qualified contractors, not the seller. By qualified, we mean licensed, bonded, state-certified where applicable and with a reasonable amount of experience. Contractors providing repairs should provide legible documentation in the form of work orders and/or receipts. If repairs are made in this way, then there's generally no need for a follow-up inspection. Additionally, it may be better to negotiate a lower price on your home and have repairs made by contractors you choose rather than the seller making repairs as cheaply as possible.

Our fees for follow-up inspections are as follows:

* Re-inspection fees are billed at \$135 per trip, per hour. Travel time to and from property is billed at this rate.

ENERGY SAVING WEBSITES/TIPS:

Perhaps you never thought of your home as a likely place to save you a lot of money, but it is. Most homes are far from being energy-efficient. That means if you are using more energy than you have to, you are also paying higher monthly bills than necessary. By checking out the following energy saving web-sites, you will be able to gain some wise energy saving ideas that you will be able to put to use right away. You can do many of them yourself, others may require the services of a licensed contractor:

<http://www.energystar.gov/>

http://www.eere.energy.gov/buildings/building_america

<http://www.aceee.org/consumerguide>

<http://www.efficientwindows.org>