

RIA Terms and Conditions

Our inspections are conducted in accordance with the ASHI Standards of Practice, RIA Inspection Agreement, and the following RIA Terms and Conditions:

IMPORTANT NOTES

- The purpose of this home inspection is to identify the issues that will affect your buying decision and will not typically concentrate on minor or cosmetic issues. Components in the home can only be inspected to their condition at the time of inspection and we cannot guarantee that the component will function properly in the future. The condition of the home at the time of the inspection will differ from the condition at the time of your move in. Also, the current homeowner may occupy the home for a period of time after the inspection and items may wear, break, or become damaged during this time. Due to the scope and limitations of a home inspection, items in the home can only be tested for a short period of time and some problems may not reveal themselves during this short test. For example, a shower may only leak when it is operated for a long period of time during “normal use” conditions, these “normal use” conditions cannot be duplicated during a home inspection. Furniture and personal items in the home will not be moved by the inspector. Any component that is turned off, locked, or not accessible at the time of inspection, will not be inspected.

LIFE EXPECTANCIES OF MAJOR COMPONENTS

- Below is a chart depicting the life expectancies of major components. If any of the components in your home are in the latter stages of their life as per this chart, repairs/replacement should be expected in the near future, even if the component was functioning properly at the time of inspection.

Component	Avg Life in Years
A/C Compressor	8-15
Gas Furnace	15-20
Heat Pump	15-20
Water Heater	8-12
Asphalt Roof Shingles	17-20
Gutters/Downspouts	17-20
Appliances	10-15
Termite Treatment	6-10
Cast Iron Drain Pipes	40-65
Galvanized Water Pipes	40-50
Typical Exterior Paint Job	5-7

ROOF, BASEMENT, CRAWL SPACE

- If there are no visible signs of water penetration on roofing members or interior ceilings, the report will indicate no active roof leaks at time of inspection. However, if it has not rained within a couple days of the inspection, it will be very difficult to ascertain the degree of any past or current water entry problems. If any prior roof leak or water entry issues are discovered at the time of the inspection, the buyer's uncertainty of these issues should be resolved prior to the purchase of the home.
- The roof material was inspected from the ground and/or from a ladder. The roof was also inspected for leaks from the attic side if accessible. The roof was not mounted for inspection. Some areas of the roof may be inaccessible to the inspector. Inspecting for hail damage generally requires walking on the roof, therefore, inspection for previous hail damage is not part of this inspection.
- Inadequate control of surface water causes 80-90% of water entry problems. Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to purchase of the home. The water tightness of roofs, basements and crawl spaces is unknown unless there is heavy rainfall during the inspection which produces visible signs of water.

PESTS

- Termites, pests, rodents, and related damage is not part of this inspection. A separate inspection can be completed by a licensed pest control operator, scheduled through RIA.

PLUMBING

- Septic systems, septic pumps, drain fields, wells, well components, and irrigation systems are not part of this inspection. Additional inspection by a certified specialist is recommended for these items. If the home is on a septic system, a separate inspection is highly recommended.

HVAC

- Air conditioners will not be started when it has been idle after the cooling season, when the supply of electricity to the compressor has been turned off, and/or if the current outside temperature is 60 degrees F or below. Heat pumps are operated in the cooling mode when outside air temperatures are above 60 degrees F, and operated in the heating mode when outside air temps are below 60 degrees F. If these conditions exist, it is very important to have the equipment serviced by a licensed HVAC contractor before closing on the home.
- Window a/c units are not part of this inspection.
- Ensuring that the HVAC is adequately sized for the home is not within scope of this inspection.

FIREPLACE

- For safety reasons, all fireplaces should be fully examined by a chimney sweep or fireplace contractor and ensured fully functional and safe before operation. The interior flues for fireplaces should be properly cleaned, examined, and maintained by a qualified professional before closing and then every 2-3 years. Much of the chimney interior will not be visible to the inspector.
- It is recommended that while vent-free type fireplaces are in use, that some type of fresh air ventilation be supplied to that room. The damper over gas logs should be clamped in the open position to allow gases to escape. Factory built fireplaces must be designed and approved for use with vent-free gas logs. Vent-free systems are considered gas heaters and should be serviced yearly. If gas starters are installed in the interior of the fireplace these devices will not be lit, only the gas valve will be tested if a key for the starter valve is supplied. Glass doors should be compatible with the fireplace manufacturer and should be open during operation of the fireplace. There should be no gaps between the metal or masonry fireplace and the hearth, surround, or mantle. Hot embers and high temperatures may ignite hidden combustible materials.

ELECTRICAL

- 1974 NEC: GFCI protection required for all exterior receptacles. 1978 NEC: GFCI protection required for all bathrooms. 1980 NEC: GFCI protection required for all garages. 1984 NEC: GFCI protection required whenever receptacles are located within 6 feet of water. 1986 NEC: GFCI protection required in unfinished basements. 1996 NEC: GFCI protection required at all kitchen counter receptacles. 1999 NEC: Arc-Fault protection required in all bedroom circuits.

KITCHEN APPLIANCES

- The kitchen appliances were turned on for a short period of time to check for basic operation. No assurance can be given to the life expectancy and accuracy of the heat controlling devices, modes, ice makers, auxiliary functions, clocks or timers. If rated functional, it means the appliances did turn on in its primary function at the time of the inspection only. Washer and dryers and their water and electrical hook ups are not tested and therefore are not part of this inspection.

OTHER

- Reporting minor wear and tear on walls, floor coverings, counter tops, interior doors and window frames does not fall within the scope of this inspection. Minor wear and tear is defined as dirty, scratched, dented, appearance of hair-line cracks, and difficulty or ease of operation.
- The R-value of insulation or the energy efficiency of the home is not determined by the inspector in any way.
- The surrounding property and retaining walls that do not affect the structure are not part of this inspection. Trees and vegetation on the property are not part of this inspection.