

# THE HOME INSPECTION CONNECTION INC.

## GENERAL INFORMATION

The inspection is performed and this report is prepared solely on behalf of and for exclusive use of Clients of **The Home Inspection Connection Inc.** and no third parties have any right to this inspection and report.

Its sole purpose is to provide our Clients with both an education and a better understanding of some of the conditions which may exist at the subject property, at the time of the inspection, in order to assist or Clients in planning for both immediate and regular maintenance of the specified systems and components.

Therefore it is recommended that the contents of this inspection and report be kept strictly confidential and not be discussed with or shown to others, including but not limited to appraisers, insurance agents and adjusters, home warranty companies, and lenders, whose interests are different from **The Home Inspection Connection Inc.** and its Clients.

**The Home Inspection Connection Inc.** will not return to any property which it has previously inspected for the purpose of re-inspection to verify that any conditions documented in the course of the original inspection have been modified or corrected or that any remedial measures have been performed.

For this reason, **The Home Inspection Connection Inc.** recommends that all repairs, corrective measures, or new work undertaken on any component or system be performed only by **QUALIFIED** individuals or companies and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations.

Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as copies of all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

Your inspector may bring to your attention and discuss certain modifications which you may wish to consider as part of upgrading your home. These modifications typically exceed some of the building and construction standards that may have applied at the time of the original construction of the home. The differences between any such original building and construction standards and current standards **DO NOT** constitute “deficiencies” in the subject property. Therefore, such modifications constitute **ELECTIVE UPGRADE** conditions and should be considered as suggested improvements which you may choose to implement as part of an ongoing home maintenance and improvement process. As with any modifications to the subject property, all work to address **ELECTIVE UPGRADE** conditions should be performed only by **QUALIFIED** individuals and in accordance with all applicable industry standards and governmental requirements pertaining to permits, codes, ordinances, and regulations.

Any oral statements made by the inspector pertaining to **ELECTIVE UPGRADES** conditions or any inclusion in the Inspection Report of information regarding **ELECTIVE UPGRADE** conditions shall be deemed to be informational only and supplied as a courtesy to the Client and shall not be deemed to be an amendment to or waiver of any exclusions included in the Contrast and agreement for the **HOME INSPECTION**.

A **HOME INSPECTION** is a limited visual, non-technical evaluation of the multiple systems, subsystems, and components of a home. Therefore, occasionally, in the course of performing evaluations, modifications, or corrective measures as a result of the information contained in **The Home Inspection Connection Inc.’s** inspection report, the appropriate and **QUALIFIED** individuals or companies performing such work may determine that there are other conditions which could not be determined in the course of the original inspection and for which modifications or corrective measures are also recommended.