

## **RISK REDUCTION PHRASES:**

(Round table discussion 2-27-03)

- Be advised that a stone or masonry foundation is inherently porous by nature. In spite of good exterior drainage control measures, the numerous joints and voids in the old foundation may allow seasonal water infiltration. You should monitor the home for wet basement problems and store things with precaution. If you want complete assurance of a dry basement, then you should hire a basement waterproofing contractor to install an interior French drain system, complete with a sump pump and battery back-up.
- In my opinion, exterior drainage control measures make the basement vulnerable to seasonal water infiltration.
- Be advised that repairs may reveal additional problems that were not accessible at time of inspection.
- You should consult an expert relative to this area of concern for reappraisal and cost estimates **NOW**, prior to commitment.
- **DISCLAIMER** regarding water or moisture problems: "I did NOT have the opportunity to inspect the home for visible leaks or water seepage because it was not raining at time of inspection. While I may not have disclosed any evidence of leakage or water seepage problems, there could be problems when it rains." You should monitor the basement, windows, eaves, roof, gutter and chimney for water / moisture problems.
- **DISCLAIMER: THE INSPECTION AND REPORTING ON THE CONDITION OF CHIMNEY FLUE LINERS IS EXCLUDED FROM THIS REPORT AS A FLUE LINER IS NOT FULLY ACCESSIBLE FOR EVALUATION.**
- Often, a mechanical system is determined to be in a **shut-down** condition at time of inspection do to a lack of fuel, no pilot light, mechanical defect, seasonal use or other problems. Be advised that while such shut-down items may appear to have no visual problems, their true operational condition is **UNDETERMINED**. For your protection, your attorney should be informed and you should request protective language in your purchase agreement until such time that all shut-down systems can be inspected for operational condition and unknown defects. Consult with the owner **NOW** on any known deficiencies, request written assurance that the item is functional or place money in an escrow account for an agreed upon time period. Contact us for an optional reinspection once all systems have been activated. (A return visit fee will be charged: \$... trip charge + \$... / hour / min. 1-hour charge) The following were **SHUT-DOWN** at time of inspection:

- Observation: The finished basement prevented complete inspection of the structure and mechanical systems.  
Analysis: While the inspector used an earnest effort to alert you about visible or suspected problems, please understand that the he or she does NOT have X-ray eyes. The true condition of structural elements & mechanical systems hidden by finished surfaces is undetermined. **HIDDEN PROBLEMS MAY STILL EXIST that are not documented in this report.**  
Recommendation: YOU should ask the owners if they have any knowledge of conditions beneath the finished surfaces and if there is a drainage system in place to protect the finished areas below grade.
- Observation: The basement was extensively full of stored goods at time of inspection.  
Analysis: The home inspector is NOT required to move stored goods. Be advised that the stored items greatly restricted access for inspection of the foundation, floor frame & mechanical systems. **HIDDEN PROBLEMS (such as foundation cracks, decay, pest infestation and signs of wet basement problems) MAY EXIST that were not accessible at time of inspection.**  
Recommendation: YOU should request that the area in question be emptied for inspection **NOW**, prior to commitment. Contact this office and make arrangements for a return visit inspection at your option (a “return visit fee” will be charged). Your AGREEMENT with the seller should also contain assurance that you will have an opportunity to perform a **pre-passing walk through inspection**, to view the home for hidden defects after the owner has moved out and has removed all stored goods & furniture.
- Observation: Untreated wood siding and trim are in earth contact at ..... Inspection by probing & sounding revealed that the materials are decayed.  
Analysis: Be advised that wood in earth contact is conducive for decay and wood boring insect infestation and that there is a potential for hidden decay behind the wall cladding. Repairs and further investigation are needed.  
Recommendation: YOU should request that ALL decayed materials be removed **NOW**, prior to commitment so that the hidden structural components can be examined by a carpenter and a pest control company.