

## Purpose & Scope

The general home inspection (the “Inspection”) performed by *WalkThrough NY* will assist you in evaluating the condition of the Home and its immediate surrounding areas. While the Inspection can help to reduce some of the risk involved in purchasing the Property, it cannot eliminate all risks, nor can the Inspection anticipate future events or changes in performance of the Home due to changes in use or occupancy. We recommend that you obtain information that is available about the Property and the Home, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at the Property.

It is important for you to recognize that the Inspection was:

1. Conducted in accordance with the Standards of Practice promulgated by nationally recognized home inspection trade associations and the state of New York or Connecticut as applicable. *WalkThrough NY* did not “Pass” or “Fail” the Home. Rather, sought to identify and accurately report on visible issues that affect the construction, general maintenance, and overall safety of the Home and its surrounding areas.
2. Limited in Scope. *WalkThrough NY* conducted an impartial evaluation of the Home and its permanently-installed, readily-accessible systems and components. The Inspection was not an exhaustive evaluation of the structure, systems or components. *WalkThrough NY* was not required to disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open wall coverings, or disturb items belonging to the Home owner/occupant.
3. Not a Code Inspection. While the Inspection findings may address issues that are code-based or may refer to a particular code, *WalkThrough NY* did not conduct a code compliance inspection or code safety inspection, and did not verify compliance with manufacturer’s installation instructions for any system or component. *WalkThrough NY* is not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that all code requirements for the Home were satisfied at the time a Certificate of Occupancy was issued and at the completion of any improvement. You should contact the appropriate government body or manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.
4. Connecticut and New York State home inspections do not include any aspects of mold inspection, mold inspections are performed by separate licensed mold inspectors and fall outside the scope of a home inspection. While visual cues may be identified during a home inspection, *WalkThrough NY* is not a mold inspection company and defers all diagnosis to a licensed mold inspector.

It is important for you to recognize that the Inspection Findings:

1. Reflect the visible and apparent condition of the systems and components of the Home, as they existed on the date of the Inspection. *WalkThrough NY* was not able to evaluate items that were concealed, underground, or inaccessible. Consequently, the Home may have issues that were not discovered during time of inspection. Furthermore, conditions at the Home will change, perhaps very dramatically, between the time the Inspection was conducted and the time that title to the Property changes hands.
2. *WalkThrough NY* and its affiliates are not attorneys and are not responsible to note all possible recalled items or know all possible class action lawsuits for components in the home or within a specific area. If *WalkThrough NY* is familiar with a specific issue or if an issue is disclosed it may be noted in the Inspection Report but may not be a comprehensive list.
3. Do not specifically address each and every sub-system or component in the Home that was evaluated. Furthermore, numerous and repetitive items such as windows, electrical outlets and light fixtures were randomly selected and a representative number were checked for functionality.
4. Reflect the observations and opinions of *WalkThrough NY*. Subsequent inspections or evaluations performed by other parties may yield different, and in some cases contradictory, findings. There can be several reasons for discrepancies in findings, not the least of which are differences in the purpose and scope of each inspection/evaluation. In addition to differences in reporting standards, findings are always influenced by the background, training, and subjective opinions and experiences of the individuals performing an inspection or evaluation.