

Expectations

If you seek some one who has a crystal ball and can predict every possibility of existing or future issues relative to this perfect home you seek to purchase, then you should stop immediately and search elsewhere. If you can accept that there is no perfect house, and this service as borrowing experienced eye's adding to your understanding (not eliminating or even accurately quantifying your risks) as to the existing condition of your perspective purchase, then you should proceed. Inspecting a structure and its components involves consideration of thousands of variables. You can be assured that neither this nor any other Inspector has the knowledge or ability to catch and document every single one. Our goal is not to catch that \$200.00 problem (although we will make an effort to), but to attempt to catch those that are visible and will cost you thousands of dollars. If your expectations go beyond a much more experienced set of eyes than yours or if you are looking for assurance about the future, please stop now.

This inspection is performed based on the premise that all houses have issues, which are questionable, but that all issues are not necessarily detectable. All houses require maintenance and expeditious repairs to problems which if left unattended will grow larger and more expensive. If you cannot accept these premises you should seriously question whether home ownership is for you.

Your Inspector cannot assure you absolutely:

1. That your house is free of major problems, structural or otherwise.
2. That the air or water of the house is pure or even safe.
3. That water will not seep into the basement after prolonged or heavy rains or thawing ground conditions.
4. That water or snow will not get through your roofing or siding.
5. That your house is safe and secure and cannot be readily broken into.
6. That mechanical equipment will continue to operate even 10 minutes after our inspection.
7. That thermostats or timers will function properly, or across a range.
8. That pipes and wires in concealed area are OK.
9. That your house conforms to codes or government regulations.

10. That the land will not move and effect your house.
11. That heat exchangers in furnaces are intact or safe.
12. That your heating and air conditioning equipment will keep you comfortable in all rooms under all weather conditions.
13. That the foundation behind finished walls is structurally sound.
14. That wood infesting insects are not actively infesting the house.
15. That you will not experience ice damming when cold weather and snows occur.
16. That leaks will not occur.
17. That fireplaces can't smoke, especially during windy weather.
18. That rain will not migrate through masonry, stone, or other sidings.
19. That moisture won't form around refrigerator gaskets in humid weather.
20. That sealed refrigerant systems won't leak refrigerant, even this very day.
21. That your hot water heater will supply all the hot water you would like.
22. That specific parts or repairs to equipment or fixtures will be available.
23. That repairs thought to be capable of being made are economically or readily available or even available at a fair price.
24. That repair people can be readily found or will be willing to guarantee their work or give you fixed estimates.
25. That specific equipment are using parts that were intended for that specific equipment.

You're Inspector can assure you:

1. You will experience problems and headaches. Expect the unexpected.
2. That you will readily find opinions that differ from ours.
3. That you will have to spend money on problems and repairs, which are missed by this inspection.
4. That if you do not act on the warnings given by the inspection report that you probably will be accepting larger unseen risks.
5. That if you don't inspect and maintain your roof you will probably experience leaks.
6. That if you don't keep your gutters clean, your downspouts extended, and establish and maintain drainage away from your home you have a high

7. chance of experiencing seepage into the areas under a slab, crawl space or basement.
7. That if you don't maintain grouting and tub and tile caulking all around tubs and showers and their hardware and edges you will probably experience some leaks within the bathroom.
8. That not removing hoses or draining hosebibs before cold weather will result in freezing which may damage plumbing.
9. If you do not routinely maintain your drains you will probably experience some backup of sink and tub drains.
10. That if you don't clean your humidifier routinely it won't work.
11. Mechanical items will sometimes operate intermittently.
12. That we cannot possibly approximate the utility usage of the house.
13. No matter what the weather some sub-optimization of inspecting or reporting will exist.
14. That weather changes are to be expected and that sever or unusual weather may cause damages or problems.
15. That we will not be able to completely, accurately and exactly describe a peer house.
16. That both major and minor problems can readily escape detection.
17. That problems will generally not be found or suspected in the absence of symptoms, clues or telltales.
18. That symptoms, clues, or telltales can and often are effectively covered up.
19. That not acting on repair recommendations to retaining walls may quickly see more extensive repairs needed.
20. That failure to properly maintain swimming pool water or equipment will certainly result in increased expenses in the future.
21. That failure to maintain and service well or septic systems will almost certainly result in a failure and increased expense.

Why use our services?

In the Real Estate Business it is commonly stated that the three most important criteria for selecting a property are location, location and location. It can be said that the three most important criteria for selecting a Home Inspector are experience, experience and experience. The State of North Carolina requires a license to be a Home Inspector. Holding a license does not make a person a good Home Inspector anymore than it makes a successful Realtor. The qualities shared by the best Home Inspectors are experience and the ability to observe, report and communicate based on that experience. As a Home Inspector the buyer employs us, but what we report affects many. Our work must be neutral, accurate and fair. Home's are like people, none are perfect, but some come closer than others.

Our Perspective:

Every inspection must be reported and accepted from a proper perspective. Our perspective is:

1. Home ownership is an expensive long-term commitment. The buyer should become as informed about their purchase as possible. Failure to do so may lead to long term displeasure or worse.
2. Homes should be compared to their peers in the same price range, not to a mystical perfection or a new house.
3. Construction and maintenance of homes is not a perfect art. The perfect house does not exist. All houses have issues, even new houses.
4. Most Home Inspectors and their reports are one sided. They only see and report the negative. All homes have two sides. We strive to observe and report the positive as well as the negative attributes of a home.
5. Observation and reporting of existing issues does not decrease the value of the home, it only makes for a better-informed buyer, seller and agent. The value of the home is the same after the inspection as it was before. The only change is in the perception of those involved based on their newly acquired knowledge.
6. Value and price are not necessarily the same thing. Any home will be a valuable purchase provided there is a balance between its peers in the same price range with adjustments for consideration for existing issues or systems which may not be functioning as intended. The best deal must have balance among price, terms,

location, neighborhood make up and existing conditions. If you think there is a perfect balance, you are dreaming. What must be sought is an acceptable balance. This acceptable balance will make for a WIN-WIN deal. Out of balance will cause trouble for everyone involved.

7. Buying a home is often an emotional experience when it should be a logical one. The goal of Realtor and Home Inspector must be to reduce the emotional and stress the logical. Logical decisions are usually good decisions. Emotional decisions are often questionable.

Testimonial:

Winston-Salem Journal July 20, 1989 "The recent tornado in our area caused a great amount of damage... major disasters have a way of bringing out the best in man. My house was one of the many damaged by falling trees. On Sunday following the Friday night disaster, while I was still stunned ... volunteers, whom I didn't even know showed up in the neighborhood and immediately pitched in to help remove the trees and start the process of recovery. It is a special feeling to know that you live in a community where there are people who come to assist even though they don't know you... One group that was especially helpful was from the Chris D. Hilton Construction Co. This group of professionals stopped to remove the trees and ask nothing in return for performing this needed, but dangerous task."

Money Back If Not Satisfied:

If you are not completely satisfied (after reading our report) with the service offered, either now or at any time following the inspection, I will refund your money in full. No questions asked.

"When Experience Counts"

Chris D. Hilton

Construction Consultant

Commercial/Residential Building Inspection NC1069
1028 Beecher Road Winston-Salem, NC 27104

Tele: (336) 816-7756 Fax: (888) 522-6547

E-Mail: chris@chrisdhilton.com

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Chris D. Hilton
Home Inspector