

12. Older Structure

Any renovation, remodeling, refurbishment, or rehabilitation (hereafter, "renovation") of an older structure, or any part of an older structure, might expose defects which were not noted because they were not visible at the time of the inspection. It is highly likely that an older structure has had problems associated with it in the past, such as roof leaks, plumbing leaks, drainage leaks, and damage by wood-destroying pests and organisms.

While I strive to prepare an accurate report of the condition of the property at the time of the inspection by visual means only, it is virtually impossible to do so on an older structure, especially one that either has deferred maintenance or has furnishings and storage in it due to areas not being visible, not being accessible, or being dangerous. Other problems come about when an older structure has undergone renovation since the very nature of such renovation obscures the visible clues that I am looking for about how the structure has reacted to its environment over the years.

The information in your **Your Home Inspection Report** should never be construed as an exhaustive, complete, or definitive list of defects and areas of concern for any structure, much less an older structure, since that is not the purpose of a property inspection.

Many older structures have various items in them that are no longer used because they are known to present health hazards. Such items include, but are not limited to, lead or polybutylene plumbing pipes; asbestos ceiling and flooring tiles, as well as various types of insulation; and knob and tube electrical wiring. In some cases, when such items are located in attics, it is virtually impossible for me to determine their presence since doing so would require removing all the insulation in the attic, as well as any storage, a task that would be time-consuming and expensive, and thus is not within the scope of the property inspection. I do look around where conditions allow me, and if I find such items, I'll note them in **Your Home Inspection Report**.

Newer technology has resulted in certain items that make our homes inherently safer, such as GFCI outlets and AFCI circuit breakers. When I find such items not present, I'll note that fact in **Your Home Inspection Report** and recommend that you upgrade your property to include them.

Recommendations: Adjust renovation budgets for unexpected or unforeseen circumstances, and create a list of service professionals (plumber, electrician, etc.) for use in an emergency situation.