

Ratings Explanation-----How to read the report

For the purposes of this report assume you are standing on the street and facing the house. F = front L = left R = right Rr = rear

/ = Functional. A or B may apply. A precise rating is not necessary, possible, or practical.

A = Good. Almost like new, even if older. No observable or significant defects.

B = Fair. The item or system is functioning as intended and may or may not have defects. Most items in an older and well maintained house merit a B rating.

C = Poor. Poor items are still functioning but are nearing or have reached the end of their useful life expectancy. Some items function after their predicted statistical life expectancy. (an example is the old cast iron coal boiler that was converted to gas or oil.) You can expect Poor items to fail in the near future or require frequent maintenance and repairs. They are often, the bones of contention between buyer and seller.

D = Terrible. D is a failing mark. An item with this rating may still be functioning; but even if so, it is a liability and may even be a hazard. A Terrible rating means an item isn't performing as intended and needs immediate repairs or replacement

X = Defective. The defective item needs repair or replacement, and at a minimum, requires further evaluation by an appropriate tradesman. Evaluation and repair of all electrical, mechanical, plumbing and major structural defects should be given the highest priority. Call us if you have any questions regarding urgency or priority issues.

Alphabetical ratings are given to components or systems when considered as a whole. For example: plumbing supply pipes may be assigned a B (Fair) rating in the CONDITION box even if leaks were observed. You will find an X in an appropriate location elsewhere, advising you of the defects. Rationale: If the majority of observable pipes appear to be newer or in fair condition and only a small percentage have defects a D (Terrible) would be inappropriate

O = None. Zero means an item or condition does not exist.

? = Unknown. An item or situation that may need further evaluation.

↪ = Exists. Does not denote good. Means an item or condition exists.

\bar{C} = With \bar{S} = Without \bar{R} = Replace \bar{F} = Fix \bar{A} = Approximately ↑ = Over ↓ = Under

If an item has been rated defective: Look for additional hand written comments on the same page and on the Additional Comments page, and see if its number has a section to read in the Preprinted Additional Comments section. Sometimes, time constraints do not allow the inspector to be specific -- e.g. enter exact locations and details on the 200 page. So, if there are only gutters on the left and right and they are in the same condition and even if they are not of the same material he may just enter a rating in the top box (i.e. the Gutters F box).

If something is not checked it may not be relevant. However, if you think there is an unintentional omission, or need information about an item or condition please call.