



1326 Columbia Rd South Boston, MA 02127 Phone: 617-464-1047

Property Inspected: _____ Time: _____
Client: _____ Telephone: _____ Fee: _____
Email: _____ Email: _____

HOME INSPECTION AGREEMENT

Congratulations! Your anticipated purchase of your next home is one of the largest single investments you will make. As you begin the purchase process, it is important you gather as much knowledge and information about the condition of the property in order to make an informed and objective decision regarding your home.

A home inspection will be conducted by a qualified licensed professional to evaluate the overall condition of your prospective home. It is not an appraisal to assess market value or a municipal inspection which verifies local code compliance. A home inspector will not pass or fail a house, nor advise you on whether or not you should purchase the property. Instead, we will provide a thorough examination of all accessible areas of the home to determine its current physical condition and indicate what may need repair or replacement so that you can make an informed decision.

No house is perfect. If the inspector identifies an issue it does not mean you should not buy the house, nor does it mean the Seller should be required to fix every item identified by our report, although those items may be subject to further negotiation as a result of the inspection. Rather, the intent of the inspection is to identify those areas that may require further attention by other professionals or industry experts.

Our licensed professional inspector will perform a visual inspection of all readily accessible areas of the home and produce a written report on the property's condition for prospective buyer(s). This inspection is performed using standards as provided under current Mass General Law (see attached PDF). We also follow a strict "CODE OF ETHICS" which protects consumers from conflicts of interest and assures an independent opinion regarding the property.

The standard home inspector's report will review the conditions of the homes' i) heating and central air conditioning system (temperature permitting), interior plumbing and electrical systems, ii) roof, attic, and visible insulation, iii) walls, ceilings, floors, windows and doors, iv) foundation, basement, and visible structure. The interior of walls, suspended ceilings and crawl spaces less than 3 feet will not be entered or evaluated. Attics not specifically designed for safe pass through will not be entered. The home inspection is visual and based on the experience and opinion of the inspector. It is not an assessment of building codes and not intended to be technically exhaustive or an engineering study.

The purpose of an examination is to describe those observable major defects that require repair. No destructive probing or dismantling of components is done. The inspection report does not represent the future life expectancy, failure of any component or structural integrity. The report is not a substitute for an Insurance Policy, Home or Manufacturer's Warranty.

The inspection does not assess rodents or general pests and does not warrant the absence of wood-boring insects. Boston Home Inspectors is not responsible for any damage that was concealed or not accessible at the time of the inspection.

No evaluation will be made regarding air, soil, lead and lead paint, water, asbestos, formaldehyde, molds, radon, product recalls, alarm systems, piping outside the foundation, oil tanks, buried tanks, sewage or waste disposal systems and out buildings not recorded in the report. Boston Home Inspectors is not responsible for repairs to bring the home in compliance with current building codes nor do we make any determination whether the property is in compliance with zoning laws for rental, business or other potential uses of the property.

In the event you believe a component has been misrepresented or omitted by us, Boston Home Inspectors reserves the right to investigate and evaluate the situation before you undertake any curative action. No repairs can be contracted for by you on behalf of Boston Home Inspectors. You further agree to indemnify Boston Home Inspectors for all costs, attorneys' fees and expenses incurred by us if we prevail in any legal action initiated by you against our company.

Boston Home Inspectors withholds the right to retain the report if the fee is not paid at the time of the inspection. The inspection report is not transferable without expressed written consent by Boston Home Inspectors. If a follow up inspection is required to inspect any items not installed or not completed during the original inspection, there will be a \$150.00 charge.



Client _____ Inspector _____ Date _____