



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

Property Inspected: _____ Time: _____

Client: _____ Telephone: _____ Fee: _____

Email: _____ Email: _____

HOME INSPECTION AGREEMENT

Congratulations on having chosen a new home! Your anticipated purchase of it is one of the largest single investments you will make. As you begin the purchasing process, it is important you gather as much information as possible about the condition of the property in order to make informed decisions.

Your 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 to verify local code compliance. Our home inspector will not pass or fail the house, or advise you whether or not you should purchase the property. Instead, we will provide a thorough examination of all readily accessible areas of the home to determine its physical condition and indicate what may need repair or replacement, so that you can be well informed.

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 areas that may require further attention by other professionals or industry experts.

Our licensed professional inspector will perform a visual inspection of all accessible areas of the home and produce a written report on the property's condition for you, the prospective buyer(s). This inspection is performed using standards provided under current Massachusetts 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 condition of the home's i) heating and central air conditioning system (temperature permitting) and 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 high 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 compliance with building codes and not intended to be technically exhaustive or an engineering study.

The purpose of the examination is to describe observable major defects that require repair. No destructive probing or dismantling of components is done. The inspection report cannot predict future life expectancy, failure of any component, or structural integrity. The report is not a substitute for an insurance policy or a home or manufacturer's warranty.

The inspection does not assess the presence of 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 outbuildings 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 about 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 the situation before you undertake any curative action. No repairs can be contracted for you on behalf of Boston Home Inspectors. You 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 the express written consent of 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 _____