



AeroHome Inspection Services, LLC

PRE-INSPECTION CONTRACT

PLEASE READ CAREFULLY

INSPECTION SCOPE, EXCLUSIONS & LIMITATIONS:

The inspector will use an honest effort to document visual observations and opinions based on knowledge, experience and training. The inspector does not estimate the cost of repairs. The inspector does not move furniture or stored goods and cannot observe latent or concealed defects. The inspector does not perform destructive testing or dismantling of anything, nor does the inspector enter dangerous or inaccessible areas.

The findings and opinions of the inspector are limited in scope and nature to the visual and accessible areas only. Specific exclusions include, but are not limited to: latent or concealed defects, waste disposal systems, swimming pools, hot tubs or spas, water conditioning equipment, humidifiers, window or through the wall air conditioners, septic systems, drain field, sewage connections, underground utilities, all fuel tanks, water pressure, wells, well components, locks & security systems. Any general comments that may appear about these areas of exclusion are provided as a courtesy only and do not represent or form part of the inspection. No opinion is given relative to the legality of any building improvements, additions, alterations or wood stove installation.

INSPECTION STANDARDS:

The inspection will be performed in a manner consistent with 266 CMR, the regulations governing standards of practice for home inspectors and the standards of practice established by the American Society of Home Inspectors (ASHI). The inspection will **NOT** be conducted to determine whether the premises complies with housing or building codes, zoning regulations or lot boundaries. No engineering services are provided.

INSPECTION DESCRIPTION:

GENERAL INSPECTION: A home inspection is a limited **visual** evaluation of the building, the building's structure, components, and immediate visible grading around the perimeter of the building, on the actual date of the inspection. A final written report, one copy, representing a summation of the inspector's observations (on this date only) will be provided.

FOUNDATION: The inspector will look for any visible cracks, settling or other structural defects. The inspector cannot evaluate any parts of the foundation below grade, covered with insulation, paint, or other wall coverings. The inspector will look for evidence of visible moisture or water damage, but cannot predict any future water problems that may occur. The inspector cannot determine if any crack is recent and/or active or old and dormant. It is the client's responsibility to monitor and/or repair any problems.

STRUCTURE: A limited visual inspection will be conducted on any exposed or accessible sections of the structure. Any areas that are blocked or covered with siding, drywall, or other wall coverings will not be inspected.

ROOF: Some roofs may not be accessible or visible for inspection. In this case, the client is responsible to have the roof inspected by a licensed roofing contractor. While every responsible effort is made to detect roof leaks, minor leaks may go undetected. The inspector is not required to remove snow or ice or any other condition that could prevent observation of the roof surfaces. No estimated life expectancy is given or implied on the roofing materials.

EXTERIOR: The inspector will randomly inspect the general condition of the siding, foundation, gutters, soffit, and trim, from ground level. A limited sample of the exterior materials, i.e. siding, window, and trim, will be inspected for general condition. Cosmetic damage like scratches or discoloration is not included within the inspection. With an accessible crawlspace and a minimum of three feet of headroom, the inspector will inspect for visible moisture, mildew, ventilation, and overall condition. The inspector is not required to enter the crawlspace if adverse conditions or debris impede access or limit visibility.

ATTIC: If accessible, with a minimum of three feet of headroom, the inspector will inspect for visible moisture, mildew, ventilation, and overall condition of the attic. The inspector is not required to enter the attic if adverse conditions or debris impede access or limit visibility.

ELECTRICAL: The inspector will visually inspect the condition of any exposed electrical wiring and randomly test electrical receptacles and switches. However, the inspector cannot be accountable for any concealed or hidden wiring problems.

HEATING & COOLING SYSTEM (HVAC): The inspector will report on the general condition of the HVAC system. Any life expectancy estimates and possible remaining life are based on statistical comparison of similar systems. The client cannot rely on any prediction or life expectancy. The inspector will not disassemble any part of the HVAC system. The inspection and report cannot include the heat exchanger because such an inspection would require disassembling the furnace. **An air conditioning system cannot be tested in its cooling cycle when the outside temperature has fallen below 60 degrees at any time within 24 hours prior to the scheduled inspection.**

PLUMBING: The inspector will visually inspect exposed water and waste lines, all visible and accessible plumbing fixtures, and water closets for function. The inspector is not accountable for any concealed or hidden problems nor possible freezing of the plumbing. The inspector does not check for the quality of the water, or report on the well's life expectancy or capacity.

WARRANTY:

There are no warranties, either express or implied, made as to: a) the future condition or useful life of any component, area or system of the premises that may be inspected; and b) any component, area or system of the premises that may be inspected that is not accessible or observable; and c) any future roof leaks, wet basements or mechanical breakdown.

CONFIDENTIALITY:

Neither the contents of this report nor any representations made herein may be disclosed to any third parties, except that they may be released to and used by any real estate broker, attorney, appraiser, or lending institution only for purposes of exercising their duties with respect to the transaction for which the inspected was conducted, without the express written consent of AeroHome Inspection Services, LLC.

AGREEMENT AS ENTIRE UNDERSTANDING:

This agreement constitutes the entire understanding between the parties. Any prior understandings, agreements, or representations are expressly excluded and the client has not relied upon same. **By signing this inspection agreement, the client understands and expressly agrees to all terms and conditions herein.**

Client's Signature Date

Inspection Address

Client's Name (Print)

\$ _____ Standard Inspection Fee
\$ _____ Radon Canister Placement
\$ _____ Other Environmental Services
(Specify)
\$ _____ Reinspection Fee
\$ _____ Additional Copies of
Inspection Report
\$ _____ **Total Inspection Fee**

Address

City State Zip

Payment is due and payable upon completion of the inspection

Inspector's Signature Date

AeroHome Inspection Services, LLC
24 Millfarm Road
Stoughton, MA 02072
781-344-6540
Richard@AeroHomeInspection.com