



ALLSAFE HOME INSPECTION SERVICE, INC.

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INSPECTION CONTRACT

This Is A Legally Binding Two-Page Contract That Superseding All Previous Communications
PLEASE READ THIS AGREEMENT CAREFULLY

Subject property: _____ Account No. _____

THIS AGREEMENT made this _____ day of _____ 20_____ between Allsafe Home Inspection Service, Inc

(Allsafe) and _____ the Client stipulates:

SCOPE OF INSPECTION

1. The inspection services and *Report* provided by Allsafe are based on a visual inspection of the readily accessible areas and functioning systems of the subject property as observed at the time of inspection only. The inspection and *Report* are made in conformity with the Standards of Practice of the American Society of Home Inspectors (ASHI®), and the Commonwealth Of Massachusetts 266 CMR 1.00 through 11.00. The inspection and *Report* are limited in nature by the terms, exclusions and limitations as stated in the Standards of Practice and this Contract. This inspection and *Report* are limited to the major structural and major mechanical systems of this property as outlined in the Standards of Practice which can be subjected to a visual inspection from the ground, without demolition or damage to finish materials and/or removal of covering items or stored materials. A copy of the Massachusetts Standards of Practice will be attached to the final report and the ASHI® Standards of practice are available for viewing at www.ashi.com.

2. Allsafe will provide a same day *Report* or within ten (10) days of the initial inspection. The *Report* is intended to disclose to the Client major defects that could significantly affect the Client's assessment of the house, and is essentially a professional "second opinion or snapshot" of the house as of the date of inspection only. Allsafe will use reasonable efforts to document visual observations and make recommendations based on knowledge, experience, and training; but Allsafe is not responsible or liable for problems which cannot be reasonably discovered in a limited inspection. The inspector's primary concern is to use accessible and visible clues combined with training and experience to discover major and unsafe conditions, so that the Client can make his or her own evaluation of the overall condition of the home. The inspector will not *Report* on every minor problem or condition in the building. Any reference to minor sub-systems and/or components is solely for the Client's further information and requires further evaluation. Cosmetic deficiencies are to be considered as obvious as an exhaustive listing is beyond the scope of this inspection.

3. This is not an engineering survey or architectural assessment of the property. The inspector is a generalist with limited knowledge across many fields, and is not to be considered an expert in any specific field. Allsafe will not estimate the scope or cost of any needed repairs. The true cost of repairs should be determined by communicating with appropriate contractors, tradesmen or experts. In an inspection of limited scope, it would be impossible to find every defect in a house; virtually every property will have problems not identified in a final *Report*. Items such as, but not limited to, windows and doors, light switches, wall outlets, hardware and locks are checked on a representative number basis. Air conditioning systems are not tested during cold weather as they can be damaged. If a system is shut-down, the Client should ask the owner to provide written assurance of function from the owner.

4. This confidential inspection *Report* is for the exclusive use of the Client and may not be transferred, assigned to or relied upon by any third party. **ALL COPYRIGHTS ARE RESERVED.** The Client shall indemnify and hold harmless Allsafe from losses, liabilities, damages, and penalties and all related costs and expenses (including reasonable attorney's fees) related to third party lawsuits.

EXCLUSIONS AND LIMITATIONS

5. The following areas and items should be performed, detected, and evaluated by other specialists of your choice and hire as they are NOT INSPECTED OR TESTED AND ARE EXCLUDED FROM THE REPORT: assurance of dry basements or against roof leaks, repair cost estimates or building value appraisals, system or component life expectancy, adequacy or efficiency of systems or components, lead paint; urea formaldehyde; radon gases; asbestos; algae, mold, mildew, any and all environmental hazards and defects; odors or noise, hazardous waste, PCB's, toxins, flammable chemicals, proximity to toxic waste sites, sheds, insects, outlets blocked by furniture or appliances, electromagnetic fields, security devices and systems and alarms; intercom systems, smoke alarms and fire systems, sprinkler systems; solar installations; private water supply & quality; filtrations systems, water purifiers or softeners, private waste disposal and flood prevention systems; swimming pools and equipment; spas, hot tubs, saunas, steam baths, fountains, geological or soil testing, wave action or hydrological stability, engineering & analysis, proximity to railroad tracks or airports or easements or boundaries or rights of way, proximity to adjoining properties or neighborhoods or wet lands, thermostatic or time controls, radio controlled devices, automatic gates, elevators, lifts, dumbwaiters, locks, all household appliances; free standing appliances, central vacuum systems; through the wall air conditioning; telephone; cable TV, furnace heat exchangers, concealed furnace / boiler parts, underground fuel tanks; chimney flues and liners; solid fuel stoves; concealed wiring; flooring beneath carpeting, winterized systems, recalled components, concealed insulates; insulation effectiveness; fire escapes; code compliance; and auxiliary electrical systems which are not part of the primary electrical distribution system. Note: Testing for radon gas & water quality is available upon request for an additional charge.

6. No testing or inspection is included in the home inspection for wood-destroying insects, household pests or damage from insects. We strongly recommend that you have a licensed pest control specialist perform this service **NOW**.

7. The results of the inspection and information contained in this *Report* are based upon observations of readily accessible and observable areas on the date of inspection. **The Report is not a guaranty or warranty against future defects in the inspected property**, it is only an evaluation of conditions as of the date of inspection. Homeownership brings with it the certainty that failures and repairs will occur, your home inspector will not be able to predict all such occurrences.

8. In any instance where there is a specific concern either by the Client or as raised by Allsafe, the Client is advised to secure further evaluation from a contractor or other professional specializing in the particular area in question **NOW**, before proceeding with any purchase.

9. This home inspection shall not be construed as a compliance inspection of any building codes or other governmental or non-governmental codes or regulations, but may note any apparent violation seen. No opinion is given relative to the legality of any building improvements, additions, alterations or the correctness of solid fuel stove installations.

10. This inspection and *Report* are in no way to be considered as a **warranty, guaranty, or insurance policy** expressed or implied, regarding the condition of the inspected property or any hidden or latent defects. Allsafe cannot be responsible for problems which cannot reasonably be discovered by a limited inspection of this nature. The Client acknowledges that certain components may function consistent with their purpose at the time of this inspection, but due to their nature are subject to change or deterioration without notice. No destructive testing will be performed. The Inspector does not remove personal items; disturb finished surfaces, insulation, soil, snow, ice or debris which obstructs visibility of inspected areas

