



I-Spy Home Inspection LLC
64 Undine Ave. Winthrop, MA 02152
617-207-1963 HMECHK@aol.com
www.I-SpyHomeInspection.com

INSPECTION CONTRACT

This is a legally binding contract superseding all previous communications
PLEASE READ THIS AGREEMENT CAREFULLY

NAME OF CLIENT (S):

ADDRESS OF INSPECTED PROPERTY:

DATE OF INSPECTION:

SCOPE OF INSPECTION

- 1. The inspection services and report provided by I-Spy are based on a visual inspection of the readily accessible areas of the subject property as observed at the time of inspection only.
2. 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 to be an expert in any specific field.
3. This inspection and report are limited to the major structural and major mechanical systems of the property as outlined in the ASHI and MA Standards of Practice for Home Inspectors.
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.

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 roof leaks, repair costs or building appraisals, system or component life expectancy, adequacy or efficiency, lead paint, urea formaldehyde, radon gases, asbestos, algae, mold, mildew, water or airborne related hazards, odors, noise, hazardous waste, PCB's, toxins, flammables, proximities to waste sites, railroad tracks, electromagnetic fields, airports, wetlands, sheds, insects, rodents, security systems, intercoms, smoke, fire, carbon monoxide alarms, solar power, private water & sewer systems, filter systems, pools, spas, hot tubs, saunas, steam baths, fountains, flood prevention systems, geological or soil testing, hydrological stability, ground water analysis, adjoining properties, easements, property lines, thermostatic and timing controls, radio controlled devices, auto gates, elevators, dumbwaiters, locks, appliances, central vacuum systems, wall & window A/C, telephone, cable, internet, low voltage systems, furnace heat exchangers, concealed mechanicals, underground fuel tanks, chimney flues, liners, solid fuel stoves, winterized systems, recalled components, concealed insulates, fire escapes, means of egress, code compliance.
6. The inspection for wood destroying insects is limited. We recommend that you hire a certified pest control company to inspect for any household pests.
7. The results of the inspection are based upon observations of visible, accessible areas, components on the day and time of inspection. The Report is not a guaranty or warranty against future or hidden defects related to the inspected property.
8. In any instance where there is specific concern by the client or by the home inspector, the client is advised to secure further evaluation from a licensed contractor or specialist in the field of concern before purchase of property.
9. This inspection and report shall not be construed as a code compliance inspection, but may note any apparent violation seen. No opinion is given relative to the legality of any building improvements, additions, alterations.
10. No destructive testing will be performed. The inspector does not remove personal belongings, move furniture, insulation, ceiling panels, soil, snow, or any debris that may obstruct the view of item or component.
11. The client should understand that it is impossible to accurately predict when an item/component may need replacement, repairs, because of many variables.
12. It is strongly recommended that the client attend and participate in the inspection process for valuable information about the property condition and maintaining it's value.
13. I-Spy does not make any recommendations as to whether or not you should purchase the property, the fair market value, fairness of the price, or the cost of any repairs.
14. It is the responsibility of the client to inform the seller or realtor to provide safe access throughout the home and to make sure that all utilities are on.
15. In consideration for the inspection, the client agrees to pay I-Spy the fees, which are specified below. Payment is due in full upon completion of the inspection, and shall constitute acceptance of the terms and conditions of this agreement.

\$ Basic Inspection
\$ Radon Air Test
\$ Other
\$ TOTAL FEE

THE CLIENT HAS READ THE TERMS OF THIS CONTRACT AND ANY QUESTIONS THE CLIENT HAS HAVE BEEN FULLY AND SATISFACTORILY EXPLAINED. THE CLIENT CLEALY UNDERSTANDS AND ASSENTS TO ALL OF THE ABOVE TERMS AND LIMITATIONS EXPRESSED HEREIN.

Client Signature

Date

Richard D. Aiello MA LIC. # 29

Client Signature

Date

Joseph Aiello MA LIC. # 273

Please call or e-mail me with any questions regarding the home inspection or general questions about your home. I can answer or find answers to your questions regarding your home. Let my 25 years of experience and professional education in the building construction and home inspection industry work for you. Thank You for choosing I-Spy Home Inspection.