



BEST HOME INSPECTION, INC.

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Email: fred@besthi.net • www.besthi.net

Inspector:
Fred T. Butts, III
Lic. # 718

Property Address _____

Start Time _____ Finish Time _____ Date of Inspection _____

Customer Name: _____ Phone: _____

Weather Conditions: Current Day _____ Current Temp. _____

Services Provided: **Amount:**

Inspection Type _____

Wood Destroying Insect Inspection _____

Radon Test _____ Device #'s _____ / _____

Water Quality _____

Other _____

Total Amount Due: _____

Note: Some items reported on or information provided is a professional courtesy and is not included under Commonwealth of Massachusetts Regulations or (266 CMR Board of Registration of Home Inspectors)

Clients Responsibilities: Request answers to the following 11 questions from the Seller/Property Owner for they are relevant to the purchase and may NOT be readily observable by inspection:

1. Does the **Dwelling** have a history of seepage, dampness, and or water penetration into the basement and or crawl space, if so please explain? Has a sump pump ever been installed or used in the basement/crawl space? Do you use any type of dehumidification in any part of the **Dwelling**? In addition, are you aware of any mold and or air quality issues in the dwelling?
2. Is the **Dwelling** is on public or private sewage systems? If the waste system is private, has a Title V inspection been completed? If so, is the completed Title V report available for review?
3. Has the **Dwelling** ever been inspected and or treated for insect infestation? If so when and what were the chemical used?
4. Are there any asbestos products in the dwelling and or on the property?
5. Has the **Dwelling** ever been tested for radon gas and or lead paint? If so, when and what were the results?
6. Has the **Dwelling** ever been inspected by a **Home Inspector**, if so when?
 - a. Were any problems noted?
 - b. Is a copy of the inspection report available?
7. Are the **Seller** and or the **Seller's Representative** aware of any structural, mechanical, electrical or other defect that may exist on the property?
8. Has there ever been a fire in the **Dwelling**, if so when and what areas were involved, what chemical cleaners, if any were used for cleanup?
9. Has there ever been a hazardous waste spill on the property?
10. Is there is an underground storage tank on the property?
11. Has the **Dwelling** ever been tested for asbestos?

Best Home Inspection, Inc. suggests that if answered **YES** to any of these questions that documents, dates, any and all paperwork be provided with explanation from homeowner or representative of, also from any contractors that have been involved.

****Best Home Inspection, Inc. Strongly recommends you evaluate any concerns regarding specific components as a result of this inspection with qualified specialist(s) and act upon any comments or recommendations prior to completing your purchase.**

*****Best Home Inspection, Inc. highly recommends that you read the "MAINTENANCE SUGGESTIONS AND COMMENTS" sections at the bottom of the report pages as they contain critical information that may apply to this inspection of the prospective home.**

I, the undersigned, acknowledge my responsibility as a client.

Client Signature: _____ Print Name: _____ Date: _____



BEST HOME INSPECTION, INC.

Rating System

A – Highest attainable rating which indicates item is functioning as originally intended.

B – This item is functioning less than originally intended, maintenance, repair, or upgrade is advised.

C – Caution is advised with this item as it has reached full life expectancy or is not functioning as intended. Replacement or further consultation with contractor is suggested.

NA – Not applicable. This item does not apply to this inspection. No rating is needed.

NAC – Not accessible. Not inspected at time of inspection. No rating is needed.

EXTERIOR	A	B	C	NA	NAC	
1. Roof Surface type _____						Roofing viewed by: <input type="checkbox"/> binoculars <input type="checkbox"/> walked on <input type="checkbox"/> ladder Age of roof - Average life of a roof is 25-30 years ... so you know where you stand
2. Exterior Chimney: See Comment E (liner not included) type _____						
3. Exterior Siding: type _____						
4. Exterior Trim: type _____						
5. Exposed gutters and down spouts type _____						
6. Yard drainage and landscape						
7. Basement /Crawl space entry Bulkhead / Walkout door/Other						
8. Window wells						
9. Exterior faucet						
10. Electric service entry overhead / underground cable / encased in conduit						
11. Exterior outlets						
12. Exterior lighting						
13. Walkway						
14. Driveway						
15. Attached decks/porches/stairs/balconies etc. Front type _____ Rear type _____ Side type _____						
16. Patios						
17. Retaining walls						
18. Cold gas line <input type="checkbox"/> Yes <input type="checkbox"/> No						

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Manufacturers of asphalt shingles, on the average, provide a twenty-five to thirty year warranty. This should not be confused with the actual roof life, which is affected by many variables. B. It is advised that reserves be set aside for repairs or eventual replacement. It is suggested that no more than two layers of roofing lie on the roof. C. All flashings should be inspected and repaired when needed annually. D. To prevent water damage to roof, sheathing, walls, ceilings and structural members, gutters and downspouts must be kept clean and clear and free of debris. It is suggested that you check periodically to ensure all is working well. E. Local regulations in some communities require the presence of a flue liner when using certain fuels. Consult your local authorities. F. Window wells should be cleaned annually. G. Exterior faucets should be drained during the colder months to prevent freezing. H. Driveway should be sealed annually to extend its life. I. The underside of decks and porches not accessible at the time of this inspection should be made accessible to check for damage or rot or infestation.

Note: Detached or outpost buildings such as garages, sheds, barns etc. And recreational items such as pools, hot tubs, courts, rinks etc. are not included – See 266 CMR.



GARAGE type _____	A	B	C	NA	NAC
1. Foundation: type _____					
2. Floor: type _____					
3. Wall: type _____					
4. Windows					
5. Doors (operation)					
6. Safety components					
7. Doors <input type="checkbox"/> locks <input type="checkbox"/> panels <input type="checkbox"/> rollers <input type="checkbox"/> springs <input type="checkbox"/> windows <input type="checkbox"/> track					
8. Fume barrier					
9. Fire door					
10. Fire grade sheetrock					
11. Roof: surface _____					
12. Siding: type _____					
13. Trim: type _____					
14. Electrical					
BASEMENT and/or CRAWL SPACE AREAS					
1. Foundation: type _____					
2. Basement / Crawl space floor system: type _____					
3. Basement Windows					
4. Load bearing girders / Headers: type _____					
5. Support columns: type _____					
6. Sill					
7. Subfloor					
8. Floor joists					
9. Interior chimney: type _____ (Liner not included)					
10. Insulation					
11. Water Penetration and dampness					
See Notes F and H <input type="checkbox"/> Not visible or accessible at time of inspection <input type="checkbox"/> Evidence noted at time of inspection (see comment 8) <input type="checkbox"/> Water stains: location _____ <input type="checkbox"/> Efflorescence: location _____					
Sump pump present : <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NAC (operation not tested) Recommended <input type="checkbox"/> Yes <input type="checkbox"/> No					

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Fume barrier, fire grade sheetrock, and fire doors are required in most new construction. For safety if your attached garage does not have these features you should consider adding them. B. Minor cracks in basement walls and floors represent normal shrinkage. To reduce possibility of any water penetration they can be filled using appropriate methods pending on situation, consult with licensed contractor for all needed repairs. C. Cracks that are offset or "V" shaped are signs of settlement. These cracks less than 3/16" should be monitored and if movement is observed immediate attention will be required. D. Examination of structural members, walls, floors, ceilings, wiring, piping, etc., cannot be conducted. These areas are partially finished rendering these items inaccessible. E. Lumber, trees and adjustable columns are subject to shrinkage and deterioration, while they are acceptable under most circumstances, cement filled steel lally columns are preferable. F. Efflorescence is the white powdery substance often evident on concrete walls and floors. It is usually an indication that dampness or water penetration has occurred at some time. G. It has been noted that proper ventilation should be maintained to minimize deterioration caused by a variety of sources. H. This report has noted some evidence of water penetration. The source and amount cannot always be determined at the time of inspection. Consult current owner for a historical perspective if possible. I. Check pump's ability to function at least once every month. Further, unless water is in sump well or easily obtained, complete sump action will not be able to be ascertained by inspector during this inspection.



CENTRAL HEATING AND COOLING	A	B	C	NA	NAC	<input type="checkbox"/> Oil <input type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Propane
1. Thermostats: Location _____						
2. Fire grade sheetrock						
3. Emergency shut off: Location _____						
4. Exposed flue and damper from the heat plant / intake and exhaust						
5. Any thimbles? <input type="checkbox"/> Yes <input type="checkbox"/> No						
6. Boiler: type _____ <input type="checkbox"/> PSI _____ <input type="checkbox"/> temp _____ <input type="checkbox"/> sight glass <input type="checkbox"/> low water cut-off <input type="checkbox"/> exp. tank <input type="checkbox"/> press. relief valve <input type="checkbox"/> auto feed						
7. Burner/Gun						
8. Circulator pump						
9. Zone valve						
10. Pipes: Copper / Black Iron / Plastic / Other						
11. Furnace: type _____						NOTE: Best Home Inspection suggests on any Heating Systems that a service man check for any cracked heat exchanger.
12. Circulator fan						
13. Filter						
14. Duct work: Aluminum / Fiberglass / Steel / Other						
15. Electric						
16. Space Heaters: Location _____						
17. Fuel Tank <input type="checkbox"/> propane <input type="checkbox"/> oil <input type="checkbox"/> fill & vent stacks <input type="checkbox"/> emergency cut offs						
18. Cooling system						
19. Compressor						
20. Evaporator unit						
21. Service line <input type="checkbox"/> insulation <input type="checkbox"/> sight glass						
22. Condenser drain						
23. Duct work A/C only Aluminum / Fiberglass / Steel / Other						
24. Temperature <input type="checkbox"/> A/C cycle <input type="checkbox"/> Heat cycle						
25. Electric disconnect						
26. Compressor slab						

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. We suggest that you obtain a major service policy from a dealer or contractor which should include annual servicing, adjustments, efficiency testing, warranty and emergency service. B. In the event that the unit is a coal conversion furnace/boiler, it is at the end of its economic usefulness. Expect repairs or replacement. C. To determine the condition of the heat exchanger in Heating units, major disassembly by a heating technician is required. This report does not represent the condition of the heat exchanger and we recommend that you have this evaluated at your earliest convenience by a licensed technician. D. Relief valves, valves, gauges, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed in place of the system. E. Asbestos should be properly encapsulated or removed professionally. F. All material must be kept clear of contact with electric baseboard for safety. Thermostats have a limited life expectancy. G. Presence of a radiator, baseboard or diffuser does not represent a functioning heat source or sufficient heating or properly connected to heating system. Consult with heating technician. Radiant heat in slabs, floors and ceilings is not accessible. H. Air conditioning units and heat pumps cannot be operated out of season as this could cause damage. Depending on the system, the usual cut off temperature is 60°F. I. Most compressors, condensers and evaporators are sealed units, therefore not accessible. J. Annual servicing of all A/C and heating system by a licensed technician is advised.



ELECTRICAL SYSTEM	A	B	C	NA	NAC
1. Accessible wiring <input type="checkbox"/> copper <input type="checkbox"/> romex <input type="checkbox"/> knob & tube <input type="checkbox"/> aluminum <input type="checkbox"/> BX <input type="checkbox"/> ALCU compatible					
2. Service panel box Main disconnect _____ AMP Breaker/Fuse 15 _____ GFCI _____ 20 _____ AFCI _____ 30 _____ 40 _____ 50 _____ 60 _____ 100 _____ Supply <input type="checkbox"/> 120V <input type="checkbox"/> 120V/240V Service panel box location _____ Sub panel location _____ Panel readily accessible <input type="checkbox"/> Yes <input type="checkbox"/> No Main service wire type to conductors <input type="checkbox"/> CU/A1 <input type="checkbox"/> Anti-oxidant <input type="checkbox"/> Copper Panel <input type="checkbox"/> Breaker <input type="checkbox"/> Fuse Ground terminal bars bounded to panel <input type="checkbox"/> Yes <input type="checkbox"/> No Termination compound used <input type="checkbox"/> Yes <input type="checkbox"/> No					
3. Electrical grounding/bonding <input type="checkbox"/> Within 5' of water main <input type="checkbox"/> Both sides of water main <input type="checkbox"/> Grounding rod <input type="checkbox"/> Water pipe <input type="checkbox"/> Ground not accessible					
4. Over current devices in on position <input type="checkbox"/> Yes <input type="checkbox"/> No					
5. Number of dedicated circuits _____ _____					
6. Junction box/Plate covers					
7. Electrical additional comments: See comment C for Smoke/Fire detectors					

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. The decision to upgrade can be influenced by client need, local regulations and mortgage lending institutions. B. Where aluminum wiring is present, switches and outlets should be checked periodically. C. Smoke detectors should be installed and approved by the local fire department prior to purchase. Best Home Inspection makes no representation as to the operability or installation of smoke detectors. D. Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. GFCI/AFCI breakers or outlets should be tested monthly. E. Ground Fault interrupter outlets or circuits are advised wherever electrical may come into contact with water.



PLUMBING SYSTEM	A	B	C	NA	NAC
Supply <input type="checkbox"/> Well <input type="checkbox"/> Municipal <input type="checkbox"/> Other					
Waste <input type="checkbox"/> Septic <input type="checkbox"/> Town <input type="checkbox"/> Other					
Water pressure:					
See notes E, F, G for private water supply and waste systems					
1. Water main/ Meter					
<input type="checkbox"/> galvanized <input type="checkbox"/> brass					
<input type="checkbox"/> copper <input type="checkbox"/> lead					
<input type="checkbox"/> CPVC/PVC					
Location of water meter/main shutoff					
2. Visual condition of accessible feed lines and connectors					
<input type="checkbox"/> copper <input type="checkbox"/> lead <input type="checkbox"/> brass					
<input type="checkbox"/> galvanized <input type="checkbox"/> CPVC/PVC					
3. Visual condition of accessible waste lines and connectors					
<input type="checkbox"/> brass <input type="checkbox"/> copper <input type="checkbox"/> cast iron					
<input type="checkbox"/> galvanized <input type="checkbox"/> lead <input type="checkbox"/> CPVC/PVC					
<input type="checkbox"/> other					
4. Main vent stack					
5. Laundry tub					
6. Washer/dryer connections (operation not tested)					
7. Water heater: type _____					
Make _____					
Gallon capacity _____					
Vacuum / temperature / pressure relief valves					
Manufacturing date / Approx age _____					
8. Specialty items: Jacuzzi tubs, steam shower, sauna etc.					
9. Sewer ejector pump					

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Manufacturers' warranties for water heaters vary from manufacturer to manufacturer; this should not be confused with actual life expectancy which could be more or less. Please refer to the warranty for terms if any. B. The type of sewage disposal system as noted above is determined by information provided by seller, broker or client. It is not a determination of its actual type, design or condition. An optional inspection report is available (not provided by Best Home Inspection) to offer an opinion of the system's type, effectiveness and condition. C. No conclusions as to quality and quantity of the water supply are implied. It is recommended that you have both the quality and quantity test performed. D. Depending on your individual needs, a tankless unit may not provide you with sufficient hot water. To increase quantity you may wish to consider a booster tank or separate water heater. E. Main water shut offs, individual fixtures shut offs, and other valves are not tested. F. Follow manufacturer's recommendations for all water conditioning equipment. Failure to provide adequate maintenance can lead to equipment malfunction and effect water quality. G. With all private water supply and waste systems Best Home Inspection suggest consultation with a qualified specialist for inspection and testing of all items, as a reminder this is not within the scope of a home inspection.



INTERIOR	A	B	C	NA	NAC
1. Door: main					
rear					
side					
other					
2. Sliding doors					
3. Fireplace: <input type="checkbox"/> fire box <input type="checkbox"/> smoke shelf <input type="checkbox"/> dampers <input type="checkbox"/> hearth					
4. Stairways and handrails					
5. Halls					
6. Skylights: locations of _____ Number of skylights: _____					
7. Whole house fan					
8. Wood stove (UL label): <input type="checkbox"/> hearth <input type="checkbox"/> stove <input type="checkbox"/> fire wall <input type="checkbox"/> smoke pipe					
9. Bathroom type and/or location:					
Toilet					
sink / faucet / vanity					
tub / shower / shower walls					
outlet					
Flooring: type _____					
Ceiling: type _____					
Other walls: type _____					
Heat source: Baseboard / radiator / diffuser / other					
Exhaust fan / ventilation					
10. Bathroom type and/or location:					
Toilet					
sink / faucet / vanity					
tub / shower / shower walls					
outlet					
Flooring: type _____					
Ceiling: type _____					
Other walls: type _____					
Heat source: Baseboard / radiator / diffuser / other					
Exhaust fan / ventilation					
11. Bathroom type and/or location:					
Toilet					
sink / faucet / vanity					
tub / shower / shower walls					
outlet					
Flooring: type _____					
Ceiling: type _____					
Other walls: type _____					
Heat source: Baseboard / radiator / diffuser / other					
Exhaust fan / ventilation					



INTERIOR	A	B	C	NA	NAC	Occupied conditions and stored items making areas and items not accessible: Yes / No
Room : Kitchen						
1. Overall condition of cabinets & counter tops						
2. Sinks/Disposal/Faucet						
3. Appliances						
Ceiling: Type _____						
Windows						
Walls: Type _____						
Flooring: Type _____						
Doors						
Electric outlets						
Heat source: Baseboard / radiator / diffusers / other						
Room: _____						
Ceiling: Type _____						
Windows						
Walls: Type _____						
Flooring: Type _____						
Doors						
Electric outlets						
Heat source: Baseboard / radiator / diffusers / other						
Room: _____						
Ceiling: Type _____						
Windows						
Walls: Type _____						
Flooring: Type _____						
Doors						
Electric outlets						
Heat source: Baseboard / radiator / diffusers / other						
Room: _____						
Ceiling: Type _____						
Windows						
Walls: Type _____						
Flooring: Type _____						
Doors						
Electric outlets						
Heat source: Baseboard / radiator / diffusers / other						

MAINTENANCE SUGGESTIONS AND COMMENTS:

A. Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. B. Wood, Coal, Pellet, Gas etc. stoves are inspected visually only, fires or pilots are not started due to the prohibitive amount of time required and safety restrictions. If applicable, obtain a permit from the local building inspector or fire marshal before operating any solid fuel stoves. C. Check with current owner for location and condition of any and all screens and storm windows. D. No representation is made for the ability of insulated windows or skylights to be insulated. Broken thermal seals may not be detected at this inspection, due to the nature of the deficiency. E. We recommend all structures built prior to 1978 be tested for lead paint and other hazardous materials. F. Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Re-grouting of these cracks is a maintenance responsibility of the home owner during the life of the home. Lack of maintenance will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members around tubs and showers. Plaster, sheetrock or cement board behind tile is not accessible.

**MAINTENANCE SUGGESTIONS AND COMMENTS: (see page 7)**



ATTIC SPACE	A	B	C	NA	NAC	How observed: _____
1. Access to attic <input type="checkbox"/> scuttle <input type="checkbox"/> stairs <input type="checkbox"/> pull down <input type="checkbox"/> none						
2. Structural supports <input type="checkbox"/> truss <input type="checkbox"/> rafter <input type="checkbox"/> post & beam <input type="checkbox"/> collar tie						
3. Roof backings <input type="checkbox"/> wood planks <input type="checkbox"/> plywood						
4. Ceiling joist						
5. Flashing <input type="checkbox"/> vent pipes <input type="checkbox"/> valleys <input type="checkbox"/> chimneys <input type="checkbox"/> drip edge						
6. Evidence of water penetration						
7. Insulation (visible attic only)						
8. Ventilation type _____						
9. Attic flooring						
10. Attic lighting						

SUGGESTIONS AND COMMENTS:

A. The home buyer should be aware that prior to the adoption of federal, state and local codes in the mid 70's, homes were typically built with minimum insulation. Today's home buyer, faced with rising energy costs, should consider the return on investment of insulation upgrades. B. Attic ventilation is an important factor in the life expectancy of roof sheathing and shingles. Provide maximum air flow to minimize heat buildup in summer and condensation in winter. Do not cover or block vents. C. The presence of Urea Foam Formaldehyde Insulation in walls cannot be determined by visual inspection. Best Home Inspection recommends consultation with licensed hazardous material contractor for testing and evaluation on properties built prior to 1978 or short years thereafter. (Most common concerns are asbestos within insulation [vermiculite being popular among these] flooring, siding ect. and lead paint). As a reminder a licensed home inspector is **NOT** responsible for these duties and clients have full responsibility to perform own due diligence regarding property.

ADDITIONAL COMMENTS:

NON-TRANSFERABLE CLAUSE:

This inspection report is **NOT** transferable without the expressed written consent of Best Home Inspection, Inc. (If you feel a component has been misrepresented or omitted, Best Home Inspection, Inc. reserves the right to investigate and evaluate the situation within a reasonable time.) No repairs can be contracted on behalf of Best Home Inspection, Inc.

Inspector Signature: _____

Date: _____

I, the undersigned, acknowledge the receipt of the following documents and my responsibilities as a client (initial each item):

_____ A Agreement Page _____ Best Home Inspection, Inc. Report _____ Wood Destroying Insect Report Form NPMA-33
 _____ State Required Questions _____ 266 CMR Definitions and Standards of Practice _____ Energy Audit Document

Client Signature: _____ Print Name: _____ Date: _____

HOME INSPECTION AGREEMENT



In exchange for the payment fee in full, Best Home Inspection, Inc. agrees to:

- A. Perform a Home Inspection in accordance with the Massachusetts "Standards of Practice" (266 CMR 6.00), which includes readily accessible installed systems and components to the home and garage (**see exceptions below**), and submit a confidential written report prepared exclusively for you.
- B. If you are VA mortgage approved, Best Home Inspection, Inc. will perform a separate Termite/Wood Boring insect inspection and provide Form NPMA-33. If you are not VA mortgage approved, Best Home Inc. is **not** required to perform said inspection or provide Client with Form NPMA-33.

Our Mission: To provide you, the "Client", with a better understanding of the property conditions and basic operation of its primary components as observed at the time of the inspection.

Limitations: The Inspection and the notations in your Report are on a visual and where visible basis only. **Best Home Inspection, Inc. does not inspect any item which is not observable or readily accessible at the time of inspection and does not: move or climb over furniture/storage/appliances/personal items of any kind, lift ceiling tiles, remove wallpaper/siding/insulation/floor coverings, probe into or dismantle any component, move mulch/soil, or see through walls.** Your Inspector will not inspect any area, attic, crawlspace, or component(s) where access is: obstructed, wet, unsafe, insufficiently lighted, that requires removal of fasteners or paint, where entry may damage the property, or where any dangerous or adverse conditions are present or suspected. "Readily Accessible" is defined in 266 CMR 2.01 as "Capable of being reached quickly for visual inspection without requiring the Inspector to climb over or remove any personal property, to dismantle, to use destructive measures, to resort to portable ladders and/or any action which will likely involve risk to persons on property."

Disclaimers: Best Home Inspection, Inc. and your Inspector are not an insurer or guarantor against defects, and make **no guarantee or warranty**, express or implied, **as to the future performance, expected lifespan**, fitness of use, condition, or adequacy of any inspected component, structure or system. The information provided to you represents the opinion of Best Home Inspection, Inc. only. Only those components specifically mentioned in the Report have been inspected, and those components not mentioned or not readily accessible are not part of your inspection. Best Home Inspection, Inc. makes no representation, express, implied, or otherwise concerning the condition of non-inspected areas or components, and assumes no responsibility for: hidden or concealed damage, latent or intermittent defect, the costs associated with repairs of any non-inspected component, or the accuracy, opinions or findings of any other Inspector or Companies. This Inspection is not technically exhaustive and shall not be construed to be a comprehensive Architectural and/or Engineering study of the property or substitute for any insurance policy or Manufacturer's Warranty.

In the event that you believe the condition of a component has not been accurately described, it is the **Client's responsibility to notify** Best Home Inspection, Inc. in a timely manner, and prior to purchase of the property, repairs, alterations, or modifications, with the exception of emergencies. Failure to notify Best Home Inspection, Inc. as stated above shall constitute waiver of any and all claims against Best Home Inspection, Inc. and your Inspector. Best Home Inspection, Inc. assumes no liability toward costs associated with repairs made prior to Best Home Inspection, Inc.'s re-inspection.

Excluded items from your Home Inspection include, but are not limited to: mold/air quality testing, radon gas testing (**available by request**), lead paint/asbestos testing, sewer/septic systems, wells/water conditioning systems, water quality testing (**available by request**), furnace heat exchangers and emergency shutoffs, electronic air filters/humidifiers, sheds/outbuildings, pools/pool equipment, CATV/CATVI/telephone/network interfaces, security/fire systems, smoke/carbon monoxide detectors, fire escapes, intercom/radios, sprinkler/irrigation systems, fencing/trees, soil and geological conditions, central vacuum systems, widow air conditioners, Instant Hot systems, sensory lighting, paint/wallpaper finish treatments, cosmetic damage/normal wear and tear, drapes/blinds/window treatments, underground components **or underground portions** of components, antennas/surge suppression devices, ponds/fountains, recreational equipment, toxic or flammable gases/electromagnetic fields, storm windows/doors, screens, awnings, solar equipment, chimney flues/interiors, cesspools/drywells/floor drains, operation of automatic safety controls of any component, and any systems or components that are shut down or inactive. Best Home Inspection, Inc. does not make an assessment of compliance with current building codes, and is not responsible for determining

repairs/corrections needed to satisfy current building codes or any other regulations. Best Home Inspection, Inc. does not report on whether a property may be lawfully used for rental, business, or any other use, and does not research past or present building permits, or product recalls/notices. We recommend you visit www.cpsc.gov if recalls are a concern of yours.

A **Pest Inspection**, is **not** performed unless you are VA mortgage approved, and does not include rodents/roaches/other general pests and is subject to the same limitations, disclaimers, and restrictions as described and additionally on Page 2 of Form NPMA-33.

Additional restrictions: The weather can and may affect your Inspection. Best Home Inspection, Inc. cannot simulate weather conditions other than those present during the Inspection day, and is not responsible for predicting present or future performance of any components. Your Inspector will not: shovel/traverse over or through snow/ice/mud/vegetation/shrubbery and **will not return** to the site to reevaluate non-accessible components under different weather conditions. An additional re-inspection fee will apply if such a request is made. Central air conditioning systems and Whole House Fans are not operated between November 1st and April 1st, or when the outside temperature has dropped below 60 degrees Fahrenheit at any time during the previous 24 hours due to the possibility of damage. **Central air conditioning/furnace combos and heat pumps** will be tested in one mode only, to avoid possible system damage. **Kitchen appliance** testing includes permanently installed appliances only and for basic power up only. **Washers/dryers** are not included in Kitchen appliance testing. **Operations/testing of windows and electric outlets** will be limited to a representative number of each readily accessible item per room (typically 1-2 per room). All exterior/roofing inspection of the home and garage will be done from ground level. Your Inspector will not inspect rooms that are locked or contain sleeping persons. **Best Home Inspection, Inc. reserves the right to exclude any item if occupants/tenants are present during the inspection, and inspection could disrupt such persons.**

Policy and Disclosures regarding Manufactured Homes: A Home Inspection is defined in MGL c. 112, §221 as among other things, an inspection of a residential building. Section 221 defines a "Residential Building" as a structure consisting of one to four dwellings, MGL c. 140, §32Q defines a "manufactured home" as "a structure, built in conformance to the National Manufactured Home Construction and Safety Standards which is transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation systems contained therein."

Home Inspection of Manufactured Homes is NOT subject to the Board of Registration of Home Inspectors statutes, rules and regulations. Per the Commonwealth of Massachusetts, Division of Professional Licensure, Board of Registration of Home Inspectors, a manufactured home is not considered to be a residential building within the meaning of MGL c. 112, §221 and therefore has no jurisdiction with respect to complaints arising from inspections of manufactured homes.

The Client signing this agreement warrants and represents to Best Home Inspection, Inc. that he/she is expressly authorized, by the spouse or other person/entity purchasing the property in question, to sign this agreement. **If the Client is not present for the Inspection, then this agreement becomes part of the Report and acceptance of such Report and payment constitutes an acceptance of the terms of this agreement.** This Agreement represents the entire agreement between the parties, and there are no other agreements either written or oral.

If you, or any person or entity on your behalf, chooses to initiate any type of civil action or law suit against Best Home Inspection, Inc. or its Inspector as a result of this inspection, in which Best Home Inspection, Inc. prevails, you agree to indemnify and reimburse Best Home Inspection, Inc. for its Attorney's fees, costs, and expenses. This Inspection is for your use and benefit only. It may not be assigned or relied upon by another party without written consent from Best Home Inspection, Inc. You also agree to indemnify and hold harmless Best Home Inspection, Inc. for any subrogation action filed by an insurance company or any other third party as a result of this Inspection.

Client 1 Initials _____

Client 2 Initials _____

Best Home Inspection, Inc. reserves the right to retain the Inspection Report if the fee is not paid in full at the time of the Inspection. If the Inspector is requested to return to the Property after the completion of the Inspection to check a component that was turned off, not accessible, or rated NA, an additional charge will apply.

I have read, understand, and agree to all terms and conditions of this agreement, and wish to proceed.

Client 1 Print Name

Client 2 Print Name

Client 1 Signature

Client 2 Signature

Inspected Property Street Address

Inspected Property City, State, Zip