



DONE RITE HOME INSPECTION CO., Inc.
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 www.doneritehi.com

AN AGREEMENT

What you will receive:

In exchange for the payment fee, Done Rite Home Inspection Co., Inc. ("Done Rite") agrees to:

- 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.
- Perform a separate Termite/Wood Boring Insect inspection and provide Form NPMA-33 (FHA/VA mortgage approved).

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. Done Rite does not inspect any item which is not observable or readily accessible at the time of the 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, any dimension of the opening or interior is less than 30 inches, that requires removal of fasteners or paint, where entry may damage the property, or where any dangerous or adverse conditions are present or suspected.

Disclaimers: Done Rite Home Inspection Co., 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 Done Rite Home Inspection Co., 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. Done Rite makes no representation, implied or otherwise, concerning the condition of non-inspected areas or components, and assumes no responsibility for: hidden or concealed damage, latent or intermittent defects, the costs associated with repairs of any non-inspected component, or the accuracy, opinions, or findings of any other Inspectors 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 Client's responsibility to notify Done Rite in a timely manner and prior to any repairs, alterations, or modifications, with the exception of emergencies. Failure to notify Done Rite as stated above shall constitute waiver of any and all claims against Done Rite and your Inspector. Done Rite assumes no liability toward costs associated with repairs made prior to Done Rite'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/telephone/network interfaces, security/fire systems, smoke/carbon monoxide detectors, fire escapes, intercoms/radios, sprinkler/irrigation systems, fencing/trees, soil and geological conditions, central vacuum systems, window 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. Done Rite 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. Done Rite 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. **Pest Inspection:** 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. Done Rite 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/move/traverse over or through snow/ice/mud and **will not return** to the site to reevaluate non-accessible components under different weather conditions (\$75 re-inspection fee). **Central air conditioning systems** and Whole House Fans are not operated between Nov. 1st and Apr. 1st or when the outside temperature has dropped below 60F at any time during the previous 24hrs, due to the possibility of system 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 (unless requested), and units are empty. Operation/testing of **windows and electrical 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. Done Rite reserves the right to exclude any item if occupants/tenants are present during the Inspection, and inspection could disturb or disrupt such persons.

Your responsibilities: The answers to the following questions should be asked by you, the Client, of the Seller and are relevant to the purchase and may not be readily observable by inspection: (1) History of water penetration in basement and/or crawl space. (2) If the dwelling is on a public or private sewage system. (3) If the dwelling has been tested for radon gas. (4) If the dwelling has been inspected for insect infestation. (5) (a) If the dwelling has been previously inspected by a home inspector and (b) if the seller is willing to disclose such report. (6) If there is an underground storage tank on the property. Done Rite strongly recommends you evaluate any concerns about specific components as a result of this Inspection with qualified specialist(s) and act upon any comments or recommendations prior to completing your purchase.

The Client signing this agreement warrants and represents to Done Rite that he/she is expressly authorized to sign this agreement by the spouse or other person/entity purchasing the property in question. 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 in this agreement. This Agreement represents the entire agreement between the parties, and there are no other agreements either written or oral.

Now that you have read this agreement, understand it, and all of your questions have been answered, we thank you and trust that this Report will assist you in your decision making process. Done Rite is happy to provide you with any further assistance you may need regarding this report for up to 1 year from the date of your Inspection! Please sign below:

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

Print name _____

Signature _____

Date _____, 20____