

HOME SMART INSPECTIONS

480 Route 101, Bedford, NH 03110
603-494-4227

Located in the Bedford "A" frame

Total Fee \$ _____
Paid by Check Cash

PROPERTY LOCATION

NAME:

ADDRESS:

CITY:

STATE:

ZIP:

EMAIL:

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the **PRE-INSPECTION AGREEMENT**, which is a part of this report and incorporated herein. Please read the **REMARKS** printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

Date of Inspection:

Time:

Weather conditions:

Outside temperature: °F

PRE-INSPECTION AGREEMENT (PLEASE READ CAREFULLY)

HomeSmart agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. The written report will only include the following:

- structural condition and basement
- electrical, plumbing, water heater, heating & cooling
- quality, condition and life expectancy of major systems
- kitchen and appliances
- general interior, including ceilings, walls, windows, insulation and ventilation
- general exterior, including roof, gutter, chimney, drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing only at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of the inspection. The report is not a compliance inspection or certification for the past or present governmental codes or regulation of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards, including but not limited to radon gas, lead paint, asbestos, mold, mildew urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspection of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence or absence of rodents, termites and other insects.

The parties agree that **HomeSmart** and its agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, consequential bodily damage of any nature. **THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OR ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. HOMESMART IS NOT INSURER OF ANY INSPECTED CONDITIONS.**

It is understood and agreed that should **HomeSmart** and/or its agents or employees be found liable for any loss or damages resulting from failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of **HomeSmart** and/or its agents and employees shall be limited to sum equal of the amount of the fee paid by the CLIENT for the inspection and report.

CLIENT and HOMESMART agrees that should a court of competent jurisdiction determine and declare that any portion of this agreement is void, voidable or enforceable, the remaining provisions and portions shall remain in full force and effect.

Acceptance and understanding of this agreement are hereby acknowledged:

HomeSmart Inspections

Date

Client

Date

REMARKS

Throughout this report where the age of appliances, roofs, etc., is stated, the age shown is approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When any item in the report is reported to be “satisfactory”, the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

BASEMENT OR CRAWL SPACE DAMPNESS

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example, an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accomplished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regarding in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5-inch drop over a 5-foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for \$5 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is a strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

INSECT BORING ACTIVITY AND ROT

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspections can be made, it is not possible to make a determination of this damage if it exists.

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STRUCTURAL

TYPE OF BUILDING STRUCTURE:	Single Gable Roof	Duplex Shed	Townhouse Hip	Condo Gambrel	Mansard	Multi-unit Flat	_____
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Foundation: Poured concrete Block Brick Brick & Block _____

Post/Columns: Steel Masonry Wood Concrete Not Visible

Floor Structure: _____

Wall Structure: _____

Roof Structure: _____

Water Damage:	Some signs	Extensive	None Observed
Signs of abnormal condensation:	Some signs	Extensive	None Observed
No major structural defects noted – in normal condition for its age			

REMARKS

BASEMENT (OR LOWER LEVEL)

BASEMENT:	Full	Partial	None	Slab on grade
WALLS:	Open	Closed	Partially visible	Limited visibility due to storage
CEILING:	Open	Closed	Partially visible	

FLOOR Concrete Dirt _____

FLOOR DRAIN Tested Not Tested Water observed in trap Satisfactory N/A

Unsatisfactory

SUMP PUMP Tested Not Tested Water observed in crock Satisfactory N/A

Unsatisfactory

BASEMENT DAMPNESS Some signs Extensive Past Present None Observed

CRAWL SPACE Readily accessible Not readily accessible Not Inspected Satisfactory

FLOOR DAMPNESS: Concrete Dirt _____ Wood to earth contact

Some signs Extensive None observed

Vapor barrier Insulation Ventilation

REMARKS

