



Jim Tebo Home Inspections, Inc.

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Certified Member

Building Inspection Contract

Please Read Carefully.

This contract supersedes all previous communications.

Client: _____

Property Inspected: _____

Date: _____ Report No. _____

Scope: The inspection is visual only; and the purpose of the inspection and written report is to indicate whether a readily accessible item, component or system, which is defined on the written report, is reasonably operating or functioning adequately at the time of the inspection only. The inspection includes an examination of the roof, exterior, foundation, site, garage, attic, interior, basement, structure, plumbing, mechanical systems, electrical, heating, and cooling systems. A final written report representing a summation of the observations on the day of the inspection will be provided.

Service: Please keep in mind that it is impossible during a several hour inspection to find everything that may be wrong with a house and/or property. The inspector will make an honest effort to document visual observations and opinions based on knowledge, experience, and training. To prevent false expectations, please understand that the inspector does not have "X-Ray" eyes, he does not move personal goods, debris, furniture, equipment, carpeting, insulation or like materials which may impede access or limit visibility. The inspector cannot observe latent or concealed defects. The inspector does not perform destructive testing or dismantling of anything, nor does he enter dangerous or inaccessible areas. It is agreed that areas, systems or components that may be injurious or hazardous to the health, safety or welfare of the inspector shall be EXCLUDED as EXCEPTIONS beyond his control.

THERE ARE NO EXPRESS WARRANTIES MADE IN CONJUNCTION WITH THE INSPECTION OF THE PREMISES. THERE ARE NO EXPRESS WARRANTIES MADE AGAINST ROOF LEAKS, WET BASEMENTS OR MECHANICAL BREAKDOWNS.

Standards of Inspection: Home inspectors must be licensed to practice in Massachusetts. Your inspectors license is No. 437. The inspection and report will, to the extent feasible, meet or exceed the "Commonwealth of Massachusetts .266 CMR 6.00 Standards of Practice for Home Inspections."

The property will NOT be inspected for compliance with any codes, zoning regulations, law, statute, ordinance or lot boundaries as compliance with such items falls under jurisdiction of local officials.

Exclusions and Limitations: It is agreed that the findings and opinions of the inspector are limited in scope and nature to the visual and accessible areas only and that the following items are specifically EXCLUDED FROM THIS INSPECTION AND REPORT: Latent or concealed defects, termites, wood boring insects, vermin or other pest/insect presence or damage; private on-site sewage disposal systems; solar systems; water supply wells; water softening systems; water filtration systems; dry wells; subsurface pipes, wires or tanks; swimming pools; tennis courts; playground equipment; any detached structures; any recreational or leisure appliance, movable appliances; portable air conditioners; saunas; hot tubs or spa systems; elevators; common areas; antenna systems; computer systems; telephone systems; intercoms; locks and security systems; low voltage; lightning protection; sprinkler systems; irrigation systems; burglar/smoke/fire alarms or detection systems; chimney flues; electrical de-icing or heating wires. Qualified experts of your choice should be consulted for these specialized areas and related information.

Initialed _____ Date _____