

Better Home Inspections

P. O. Box 364

Barre, Vermont 05641

802-476-3386 800-335-5544 Fax: 802-476-3386

Cell: 802-249-2115

(AND)

Name(s): _____

Mail Address _____

E-mail: BHlvermont@gmail.com

E-mail: _____

Property Location: _____



"Quality is our livelihood"

Inspection Fee: _____
Radon: _____
Water Testing: _____
OTHER: _____
Total: _____

Inspection and Liability Agreement

This agreement is between Better Home Inspections Vermont and the above listed customer. The report is the sole property of the customer. Better Home Inspections Vermont offers no responsibility to any third party should the customer convey the inspection report or testing results to a third party. This inspection is not a PASS or Fail. I am providing information to let you make a more informed purchase.

We are a generalist property inspection company. We are regulated by the highest standards and are licensed in Vermont, New Hampshire and a member of ASHI. Our inspections and inspection reports are designed to adhere to the guidelines of "Standards of Practice" for home inspectors. The findings in this report may not be consistent with local codes and some areas that are found to be "In need of Repair" or "Inspector Notes" may be a result of an exemption ruling by the local building inspector or utility company. A check of building permits or permit history should describe any such exemption, if they exist.

(1) What we do:

We perform a visual inspection of accessible areas and items and report to you the general conditions of inspected areas and/or items. We inspect and report to you if an item is: (Inspected) performing the function for which it was designed, (Inspector Notes) an item that is not performing as designed but should not be detrimental to getting a mortgage or insurance. (In Need of Repair), an item that is not operating or is not operating safely. We will explain our findings to you or your designated agent. We perform our inspection in a professional and workmanship manner. Our inspection and the report and its contents are based solely on the condition and appearances existing at the time of the inspection. If we report that an item is not functioning or is in need of repair or replacement, we urge you to have that item evaluated by a specialist prior to making the final purchase of this property. We also advise that you recheck the functionality of systems to insure no defects have occurred after the date of our inspection and prior to the closing.

(2) What we do not do:

We do not address nor comment on the condition or functional ability of any item past the date and time of this inspect date. We are not liable for damage or defects which may have been masked or altered or were not completely visible and apparent under normal conditions. Weather conditions may affect the inspector's ability to detect defects. Limitations unique to this structure and inspection may apply and will be contained in this inspection report, We do not offer guarantees, warranties, or insure the future performance or condition of any item, whether inspected or not, We do not inspect any item we cannot see in a normal manner of inspection, We do not move household items in the course of the inspection. We do not enter areas deemed unsafely accessible, we do not walk on any roof areas that may be unsafe to walk on or damaged from walking on them. We will inspect the accessible roof structure from the inside, we do not dismantle any item or system to check component parts including heat exchangers or burner compartments. We will remove the electrical panel covers to inspect for wiring defects, we do not inspect for building code violations, soil analysis, design adequacy, capacity, efficiency, sizing, value, flood plain location, pollution or habitability or cosmetic damage, we do not operate equipment or systems outside the parameters of manufacturers recommendations, we do not offer estimates or recommendations for repairs.

(3) What You Do:

You agree to limit any liabilities incurred by us or our associates, who pertain to this inspection, to the amount of the inspection fee, paid for this inspection and release our company and its associates from any further liability. You attest that the Inspector performing this inspection has made no verbal or written representations that differ from the contents of this agreement. You also agree to the provisions and limitations of this Agreement and Report by your reliance upon it whether you sign it or not.

For Realtors only

I/We give Better Home Inspections Vermont permission to e-mail a copy of the report to _____

E-mail Address: _____

Customer Signature: _____

Dated: _____

Dated: _____

Respectfully,

James A Breer