

Troy's Home Inspection
"A History of Excellence"
60 South Buffalo St Hamburg NY 14075

Address of Property: _____ Date: _____

This Contract authorizes Troy LaPare a certified home inspector, to conduct a home inspection (and any other inspection authorized) on my behalf for the above referenced property as of the date noted above.

This Contract Limits Liability...Please Read Carefully.

Scope of Inspection

Inspection Fee: _____

The reason for this document is to inform you as a buyer of what is and what is not covered on your inspection. The scope of this inspections and report is a limited VISUAL inspection based upon national standards used across the country. It covers the general components and systems of the property to identify MAJOR STRUCTURAL AND MECHANICAL DEFICIENCIES. Although some minor items are included in the report they are NOT the main focus and are included as a form of home maintenance tips as to you the buyer. Items inaccessible or snow covered are disclaimed (however a due diligence effort will be made utilizing alternate methods if feasible). Two additional contract clauses as (per NYS regulations) will be emailed to you with the summary report you'll receive in the next two days.

This inspection covers: Plumbing, Heating, Electrical and Structural areas of the property. This inspection does not cover whether the property conforms to any state, federal, municipal codes or any legality on the property. As a responsible buyer, you can obtain this information, from the town building inspector or town hall records.

This Inspection does **NOT** cover the following: Septic Systems, Appliances + Air conditioners, Radon Gas, Unreaformaldehyde Insulation, Security Systems, Sprinkler Systems, Cosmetic Items, Air and Water Quality, Lead Paint, Asbestos Insulation, Underground Fuel Storage, Rodents, Building Code or Zone Ordinances, Wood Boring Insects or Damage, Adequacy or Efficiency of any item, Geological or Engineering Analysis, Prediction of Life Expectancy of any item.

Some of the above items may be inspected at your request for additional fees and with the issuance of a separate report This inspection and report do **NOT** cover items and areas components or conditions, which are hidden from view or in the opinion of the inspector, are difficult to get to. The inspector does not move personal property (furniture rugs, appliances, boxes, etc.) or debris or dismantle items or materials (including ceiling panels & insulation) to determine what is hidden. Time restrictions and the fact that neither you, nor the inspector, own the property to prevent this.

This is NOT a home warranty, guarantee, expressed or implied. It is not an insurance policy or substitute for real estate disclosures which may or may not be required by law. The report only covers the property on the day of the inspection. The inspection is conducted using nationally accepted standards, with guidelines established by: **The American Society of Home Inspectors**.

RISK ASSESMENT: Conduct visual, non-destructive, inspections, which focus on the MAJOR deficiencies in a property, we can only shed light on a percentage of the risk in the property. Eliminating 100% of the risk is not possible with this type of inspection.

ARBITRATION: Any dispute or claim arising out of or relating to this contract, or breach thereof, shall be settled by final binding arbitration administered by the American Arbitration Association under its Construction/Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

SEVERABILITY: Client and inspector agree that should an arbitrator determine and declare that any portion of this contract is void, void able or unenforceable, that the remaining provisions and portions shall remain in full force and effect. Should a problem occur, in the property, client agrees to give the home inspector the right to re-inspect the property first, before work is done, or an outside repair company is called in, to view or repair a problem. The home inspector limit of financial liability will not exceed the cost of this inspection in any event.

Should an interpreter be needed for this inspection, it is the client's responsibility to provide one. Should you have questions about any part of this contract, please don't hesitate to ask the inspector before inspection begins.

By signing this contract I am telling you that I have read and understand the terms and have been asked by the inspector if I have any questions regarding it and agree to its terms.

I authorize this report to be released to ___ My Realtor ___ Yes ___ No

Name: _____

My email address, to send part 2 of the report (the summary report) is _____

Inspector Signature: _____ Client Signature _____

