

# SCOPE AND CONTRACT

Report Number  
C1249

## Inspection Address

123 MAIN ST, ANYWHERE, NY,

## Inspection Date & Time

## Client Information

Name

Mailing Address

123 MAIN ST, EAST AMHERST, NY,

Phone No Home

Phone No Work

Phone No Alternate

Phone No Cell

E-mail Address

## PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING

1. In agreeing to proceed with the inspection of the property identified above, I/we have carefully read, understood, and accepted this Contract, as well as the section entitled "**SCOPE OF INSPECTION**".
2. I/we have been afforded advance notification to review this contract before agreeing to authorizing AmeriDream Home Inspections Inc. to proceed with this inspection. Notification methods include one or more of the following: this contract was forwarded to me/us either in e-mail or FAX format; the contract was mailed to me/us; I/we have been advised that this contract was available for me/us to review at the web site of AmeriDream Home Inspections Inc. ([www.AmeriDreamHi.com](http://www.AmeriDreamHi.com)); advertising media indicated services provided would be conducted under contract and the described the means of reviewing the contract.
3. The inspection of the property identified above is subject to the following **Terms and Conditions**:
  - a) The inspection by AmeriDream Home Inspections Inc. will be performed in accordance with the Standards of Practice of the National Association of Certified Home Inspectors [NACHI].
  - b) The inspection will be attended by and will be under the direction of a Registered Home Inspector with membership in the National Association of Certified Home Inspectors [NACHI]
  - c) A report will be provided at the conclusion of the inspection. This Report will be based on a limited visual inspection of the readily accessible aspects of the building. The Report is representative of the Inspector's opinion of the observable conditions on the day and time of inspection.
  - d) This inspection does not constitute an engineering evaluation and is not provided as either an engineering or architectural service.
  - e) The Inspection Report reflects the present condition of the subject property at the time of inspection.
  - f) This Report does not imply or constitute a guarantee, warranty, or an insurance policy with regards to this property.
  - g) The inspection fee is due and payable at the time of inspection and is based on a single visit to the Building. Additional fees may be charged for subsequent visits required by the Customer or, if the inspector conducting the inspection is called upon to prepare for litigation, give testimony as a result of the inspection, or the like, such additional services are beyond the scope of this Agreement
4. I/we agree to pay the fee specified in the "Receipt" section of this Report.
5. I/we acknowledge that the inspection was scheduled to commence on the date noted in the information above.
6. I/we agree to use and complete the pre-settlement inspection form attached to the report, and I accept that this inspection is no substitute for a pre-settlement inspection for which I am responsible since damages, mechanical failures, and symptoms, cures, etc, may appear after this work and before my legal acceptance of the property. I wave all claims against AmeriDream Home Inspections Inc. and it's inspector(s) in the absence of diligently performing my pre-settlement inspection and for lack of more extensive investigation and follow through with a specialist on any problems noted including conformation of any cost approximations.

IMPORTANT: The Inspector will not open gas or water valves, light pilot lights or gas appliances, activate electrical services that have been turned off, or cut locks open. The Client is solely responsible for ensuring that all utilities are turned on, that breakers are turned on, that all water and fuel valves are open, that all pilot lights are lit, and that all rooms and crawl spaces are unlocked prior to the inspection. Return visits because utilities were off, valves were off, pilot lights were not lit, or certain areas were locked or otherwise inaccessible will be subject to an additional fee starting at \$129.99 (additional travel charges may apply depending on distance).

## SCOPE OF INSPECTION

### 1. VISUAL INSPECTION:

This inspection is a visual inspection only of readily accessible aspects of the property. A home inspection does not include identifying defects that are hidden behind walls, floors, or ceilings. This includes structure, wiring, plumbing, ducting, and insulation that are hidden or inaccessible. The inspector will not conduct any invasive or destructive testing of the property. Safety, accessibility, or other considerations may present the inspector with restrictions in examining specific home elements or components.

### 2. LIMITED ASSESSMENT

The home inspection will provide you with a basic overview of the condition of the property. This inspection is not technically exhaustive or all encompassing, as your inspector has only a limited amount of time, as well as constraints in methodology, to complete the inspection. The inspector is a generalist, not a specialist in all disciplines, and may refer the home owner to specialists for further investigation of certain items.

### 3. CONTEXT OF INSPECTION

This inspection should also be considered in the context of a "snapshot in time", reflecting the conditions of the home at the date of inspection. Future performance of components and elements of the home is outside the context of this inspection. For example, your inspector may not discover leaks that occur only under certain weather conditions. Some conditions noted, such as cracks in foundations, may be either cosmetic in nature or indicators of settlement; however predicting whether an individual condition will present future problems is beyond the scope of the inspection.

### 4. NOT BUILDING CODE OR BY-LAW COMPLIANCE INSPECTION

Jurisdiction for Building Code, Electrical Code, Gas Code, Fire Code, Plumbing Code, or other statutory or by-law compliance inspections resides with the appropriate mandated authorities. The services provided by your home inspector are not conducted in the context of Code or By-Law compliance inspections. The client acknowledges that it may be necessary to confer directly with the appropriate authorities to determine whether specific conditions comply with Code or By-Law requirements.

### 5. ENVIRONMENTAL AND AIR QUALITY CONCERNS

This inspection will not assess for environmental or air quality concerns. The scope on inspection does not include examination for hazardous materials that may be on the property, in or behind surfaces, or are constituent to building materials. The inspection does not include determination for irritants, pollutants, toxic materials, or contaminants; presence of mold, spores, or fungus; asbestos, radon gas, or carcinogens; etc. As well, the inspection does not include the determination of presence of insect, bird, rodent, or other infestations.

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***By signing below, I/we acknowledge that we have reviewed, understood, and accepted the Terms and Conditions and the SCOPE OF INSPECTION described above. I/we also understand that legal liability of the Inspector and the AmeriDream Home Inspections Inc. for damages arising from action or inaction, however caused, is limited in amount to the fee paid for this inspection.***

**CLIENT'S Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_