



IN CONSIDERATION of the fee being paid for this inspection, and the services rendered, Value Home Services, LLC (“Company”) and client agree that: the purpose of the inspection is to identify and disclose to you the visible and apparent condition of the major systems as these conditions prevailed at the time and date of the inspection. The report pertains to readily accessible areas of these included systems. Defects that would be considered very obvious to a casual observer may not be included in the report. The guidelines, established by the American Society of Home Inspectors in the ASHI “Standards of Practice” and “Code of Ethics”, are used as a basis for the inspection. Furniture, appliances, items in storage, etc., are not moved for the inspection. The home is not inspected for compliance with various governmental or non-governmental codes or regulations. We did not perform water, air, soil, pest or material analysis, including those for health or environmental considerations, (i.e. Asbestos, Radon, UFFI, Water pollutants, or Lead Contaminants). The inspection is visual; it is based upon the experience and opinion of the inspector, and it is not meant to be technically exhaustive. Latent and concealed defects and deficiencies are excluded from this inspection. The home is not inspected for termite infestation unless contracted for by the client. **This report is not a warranty or guarantee, express or implied, of adequacy or performance of structures, systems, or their component parts.** The premises and/or systems may be in good condition when examined, but the condition may change thereafter. As part of the inspection agreement the client agrees to do a “pre-closing walk-through examination” of the property 48-72 hours prior to closing to ensure that all systems or components originally inspected are still functional. The client further agrees to return the pre-closing checklist, in the provided self-mailer, to our office within 15 days of this examination. In the event that the client fails to conduct the pre-closing examination or return the pre-closing checklist within 15 days, then Company shall have no further liability or responsibility to the client whatsoever arising from the inspection agreement or report, even in the event of breach of contract or gross negligence of Company.

If a problem develops with a system and/or components originally inspected, the client agrees to contact us immediately and to give us an opportunity to re-inspect the property as frequently as we desire. If we request it, the client agrees to obtain at least 3 detailed and written estimates of any remedial repairs or replacements and the costs of repairs involved.

The following exterior items are not included in a basic home inspection:

Solar heating systems, trees & shrubs, sprinkler systems, swimming pools, septic systems, patio equipment, sewage lagoons, outbuildings, retaining walls, private wells, tool sheds, patio covers.

The following interior items are not included in a basic home inspection:

Window air conditioners, water softeners/conditioners, fireplace/chimney flues, Portable appliances, central vacuum systems, laundry equipment, wood stoves, alarms or intercoms, gas space heaters, freezers, humidifiers, fireplace inserts. Moreover, Company will not inspect for the presence of radon, asbestos, lead or other environmental contaminants unless contracted for in writing by client.

Kitchen appliances are checked as well as possible within the confines of a building inspection. For example, the heating elements of a range or oven can be checked to see if they heat up, but oven calibration is beyond the scope of a building inspection. In the same way, refuse is not used to test a garbage disposal; dishes are not washed in the dishwasher, etc.

Wet crawlspaces or those with low headroom are not entered but examined from the access hatch. Attics are entered if an access opening is readily accessible. Verification of any or all of the utilities being on is my (our) responsibility. Electrical or mechanical systems that have been shut down are not inspected. In addition, if these systems do not respond to normal controls, then the system cannot be activated or operated. **The inspector does not examine any systems whose utilities are off.**

Settlement, Cracks and Bulges: If these are readily visible they are noted at the time of inspection. The critical question in evaluation of any cracks or bulges is whether the movement is ongoing or has stabilized. Ongoing movement cannot always be determined in a single inspection. It is the responsibility of the client to monitor any cracks or bulges to determine if the movement is ongoing. If movement is detected seek the advice of a professional engineer or competent foundation contractor.

A representative number of windows are checked for normal operation and secure locking. On double-hung windows, only the lower sash is tried. A representative number of electrical outlets, switches, and fixtures are spot checked for operation.

Heating systems are checked for proper operation. Normal burner and fan (if present) is verified. Heat exchangers are 90% hidden from view and aren't inspected during this limited type of inspection, although their general condition may be noted. Accessories like humidifiers, electronic air cleaners, etc., are not inspected, although their general condition may be noted.

Central cooling systems are not activated when the ambient temperature is below 65 degrees, as damage to the compressor may result due to the lack of lubrication (we suggest asking the seller to warrant the unit for a one time start-up in warmer weather.)

When outside temperature is moderate, the cooling power of the system can only be estimated, as there is no load on the system in such circumstances.



It is understood and agreed to by both parties that Value Home Services, LLC is not an insurer and is not insuring the property inspected against defects or the future condition of this property, its structural components, or its various plumbing, mechanical and/or electrical systems. Virtually every home will have some flaws or defects not identified in the report. We can reduce your risk in purchasing, but we cannot eliminate it nor do we assume it. As part of this agreement, it is recommended that the client budget 2% of the sales price for any unforeseen repairs during the first three years of home ownership.

This inspection and report are intended for the sole benefit of the named client. Third parties may not utilize or rely upon the contents of the report for their own use or the use of any other party.

TOTAL HOME SUPPORT & HOME ASSISTANT PROGRAM – In addition to the inspection services, you also receive a one year “Total Home Support” membership with Home Owners Network, a Porch.com Company, your own personal Home Assistant, along with a free ADT Security System through SafeStreets USA. By entering into this agreement, you (a) authorize your inspector to provide your contact information (including mailing address, email and phone number) to your Home Assistant, (b) waive and release any restrictions (including DNC lists) that may prevent your Home Concierge from contacting you (including by email or phone), and (c) authorize your Home Concierge to contact you to set up your home services like internet, phone, TV, moving, cleaning, etc. (d) agree to respect all appointment times for your home services. Your Home Assistant will call you to confirm your order and schedule all your home service installations along with your free security system or you may call: 844-733-5630 for immediate assistance or visit <http://hon.house> to schedule your appointment date and time..

In the event that the client believes that Company is responsible for any problem with the property or its components, the client agrees to notify Company within 30 days following this discovery, and to allow Company 30 days, if practical, to re-examine these conditions before making any remedial repair. Failure to do so will void any further responsibility of Company.

IF COMPANY IS FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO ITS NEGLIGENCE OR THE FAILURE TO PERFORM ITS OBLIGATIONS IN THIS AGREEMENT, INCLUDING THE IMPROPER OR NEGLIGENT PERFORMANCE OF THE INSPECTION OR THE IMPROPER OR NEGLIGENT REPORTING OF CONDITIONS OF THE SUBJECT PROPERTY, COMPANY’S MAXIMUM LIABILITY SHALL BE LIMITED TO THE FEE PAID TO COMPANY FOR THE INSPECTION, AND THIS LIABILITY SHALL BE EXCLUSIVE. THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY FOR DAMAGED PROPERTY, LOSS OF USE OF THE PROPERTY, LOST PROFITS, CONSEQUENTIAL DAMAGES, SPECIAL DAMAGES, INCIDENTAL DAMAGES AND GOVENMENTAL FINES AND CHARGES.

In the event a dispute or claim should arise from the inspection or inspection report, it is agreed that this dispute or claim shall be resolved informally between the parties or by binding Arbitration under the "Home Inspection Arbitration Rules" of the Construction Arbitration Services, 22500 Metropolitan Pkwy Suite 200, Clinton Township, MI 48035 (866) 727-8119, (586) 741-0874, <http://www.cas-usa.org> and use as a standard of care and performance, the "International Association of Home Inspectors (interNACHI). The client must bring any claim against the Company within 1 year after the date of inspection. Any and all suits brought against Company must be filed in Montgomery County, Pennsylvania. If the client does not, the client has no right to sue Company and Company has no liability to client for that claim. It is critical that the client brings any claim in a timely manner. Time is of the essence. In any arbitration or legal action in which we are found to be without fault, the client(s) agrees to reimburse Company for any attorney’s fees incurred in their defense of the proceeding. In the event that any clause in this agreement is found to be invalid by a court of law this will not invalidate any other portion of this agreement.

This inspection agreement will remain enforced for this and all future inspection services of any kind for this referenced buyer and property.

I (we) _____ agree to have the property

located at _____ inspected by Value Home Services, LLC according to the preceding conditions.

The total Fee for the inspection(s) is \$ _____. I (we) agree to pay the inspection fee.

I (we) understand that the report is confidential and strictly for my (our) use only. If client is married, the signing party testifies that they have authority to bind this agreement for both parties. By my signature, I authorize release of this report to my real estate representative only. I further agree that I have read and accept the terms of both page 1 and 2 of this agreement.

Signature

Date