

PRE-INSPECTION AGREEMENT

I/WE (Client Name) _____

OF (Client Address) _____

HEREINAFTER "CLIENT", BEING INTERESTED IN THE CONDITION OF THE BUILDING
LOCATED AT

(Building Address) _____

AGREE THAT MR. PAUL L. SHERMAN, JR., residing at 23 Pleasant Street,
Damariscotta, Maine 04543-0687, IS TO INSPECT THE BUILDING ON OR ABOUT

(Inspection Date) _____

ACCORDING TO THE TERMS AND CONDITIONS BELOW AND FURNISH A WRITTEN
REPORT.

TERMS AND CONDITIONS

1. This written report is general and preliminary in nature and is based on visual inspection of conditions as they appear at the time of inspection. If defects and recommended upgrades and repairs are noted on the attached pages in this report, Client is advised to contract further investigations by specialists.
2. Although repairs are often recommended, this inspector is not responsible for repair work undertaken prior to, simultaneous with, or subsequent to the issuance of this report.
3. The purpose of this inspection is to accurately report observations regarding the general structure, basement, central cooling, central heating, plumbing, bathrooms and laundry, electrical, common safety devices, fireplaces and wood stoves, kitchen, general interior, attic, insulation, ventilation, roof, exterior, grounds, garage, and parking.
4. Building components concealed or not readily accessible to the inspector are not inspected. For example, the inspector will not make holes in walls or vapor barriers, remove insulation, move furniture, items in storage, or debris, lift rugs, or perform any test(s) which could damage or destroy the item being inspected.
5. Household appliances such as ranges, ovens, refrigerators, dishwashers, microwave ovens, trash compactors, clothes washers, dryers, central vacuum systems are not inspected.

6. Recreational and leisure appliances such as swimming pools, tennis courts, playground equipment, and docks and floats are not inspected.
7. This report excludes and does not intend to cover any existing or potential future compliance with any local, state or federal building, plumbing, electrical, fire, or architectural access codes, or any land use regulation.
8. This report excludes and does not intend to cover any identification or testing for radon; asbestos; lead; mold; hazardous materials; toxic materials; buried fuel tanks; water quality; adequacy of water supply; sewage disposal system design, performance, or adequacy; or unstable or collapsing soils.
9. This report excludes and does not intend to cover engineering measurement, calculation, or analysis of building structural components.
10. Client understands that this inspector does offer, under separate agreements, fee-paid inspection services outside the scope of this *Pre-Inspection Agreement*.
- 11. THIS REPORT IS NEITHER INTENDED NOR IS IT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR USE, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS OBSERVED AND IT WILL NOT BE RELIED UPON AS SUCH.**
12. Client saves and holds this inspector harmless.
13. This report is not intended to reflect the monetary value of the premises, nor to make any representation as to the advisability or inadvisability of purchase.
14. Client recognizes that this report is solely for the benefit of Client and that any person or party designated by Client to receive information in this report shall be subject to the *TERMS AND CONDITIONS* contained herein. Such designation shall be provided in writing to the inspector.

By signing below, Client certifies that he/she has/have read and understood this *Pre-Inspection Agreement*.

TERMS: A fee of \$ 400.00
 Payable prior to the inspection.

SIGNED: Client: _____ Date _____

 Inspector: _____ Date _____