

Above Grade

Home Inspection Services, L.L.C.

SCOPE OF OUR INSPECTION

The purpose of this inspection is to perform limited, visual and auditory on site observations of the readily accessible areas of the primary structure, mechanical, and electrical systems of the building and to give a **personal opinion** as to whether or not the components of the building are performing the function for which they were intended or are in need of immediate repair. This report is not all encompassing, nor is it meant to be. It is very specific in the areas which are reported by the home inspector.

Please remember that almost every item in any house, except a brand new one, is in used condition and has ordinary wear and tear. Please also remember that older houses do not meet the same standard as newer houses, even though items in both might be performing functions for which they are intended.

We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, rugs, paintings, flooring, etc. Repairs or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that YOU ask the seller about repairs, covered up items, or previous problems. In addition, we recommend that you perform a thorough walk through with the seller and/or real estate agent before closing on the property. We do not hold ourselves to be specialists for any particular item. We are a general inspection company. If we report that an item is not inspected, not performing its intended function or needs repair and further evaluation, we urge you to have that item examined by a qualified, specialist before purchasing the house.

The components of major systems and the standards of conduct of the inspection are governed by the regulations adopted by the Department of Consumer Protection and the Connecticut Home Inspection Licensing Board. In addition, to the "Standards of Practice for Home Inspection Report" by the American Society of Home Inspectors, Copyright 1993, and by the National Association of Home Inspectors, Copyright 1990. While many aspects of each component are inspected, for ease and clarity of reporting, not all are defined and described in complete detail on the written report.

It should be understood that we do not offer or imply any warranty, guarantee or insurance policy with regard to the continued soundness of construction, the usual life, adequacy, future performance, past or potential defects of any items inspected; or operability of equipment or appliances. It should be understood that the inspector cannot determine violations of construction, plumbing, electrical, mechanical or similar codes and ordinances and that the inspector's written report is the inspector's subjective determination of the condition of such items at the time the inspection was made. Estimates of the age of any components are approximate, and the design life of a component is determined according to manufacturers' specifications.

The term "inspection" DOES NOT include all items. Specific items which are not part of the inspection include, but are not limited to: lead paint, asbestos, radon, toxic or flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, freestanding kitchen appliances, laundry appliances, water conditioners, underground storage tanks, driveways, tennis courts, play ground equipment or other recreational or leisure appliances, and self-cleaning or continuous-cleaning capabilities of ovens. Also excluded is an inspection for any non-wood infesting insects, such as fleas, cockroaches, bees, mites, ticks, flies, etc. A separate wood destroying inspection report, and radon sampling will be performed if contracted separately.

If you have any complaints about the inspection, you must notify us in writing within 7 days after you discover any problem and let us reinspect before changing the condition of the item, except in emergencies, of course. If the repairs are made before the inspection company reinspects the problem, then any claims against the inspection company's failure to adequately inspect such items is waived.

No suit or action shall be brought against the inspection company by any third party at any time beyond 1 year after the accrual of the cause of the action itself. If someone other than the client who ordered this inspection shall make any claim or file any lawsuit against the inspection company for failure of its services hereunder in any respect, the client agrees to indemnify, absolve and hold harmless the inspection company from any and all such claims and lawsuits including the payment of all damages, expenses, costs and attorneys' fees. Should a party make any claim or file any lawsuit against the inspection company, such party shall pay all damages, expenses, costs and attorney fees of the inspection company if the complaining party does not win.

This report will be furnished at the request of the client, by Above Grade Home Inspection Services, L.L.C. in determining the overall condition of the subject premises. Furthermore, this report is not to be used for determining the value of the premises or whether same should be purchased. Neither is it to be construed as a guarantee or warranty of the premises or the equipment therein or of their fitness for a specific use.

We certify that our company and its members have no interest, present or contemplated, in this property or its improvement, and no involvement with tradespeople or benefits derived from any sales or improvements made to this property.