

Enos Home Inspections LLC

Building Inspection Services Agreement

Property Address:

Date of Inspection:

Services Requested (check all that apply):

<input type="checkbox"/>	Building Inspection	<input type="checkbox"/>	Water-FHA Short
<input type="checkbox"/>	Wood-Destroying Insect Inspection	<input type="checkbox"/>	Water-FHA Long/HUD
<input type="checkbox"/>	Radon Sampling	<input type="checkbox"/>	Visual Inspection Only
<input type="checkbox"/>	Water – Total Coliform	<input type="checkbox"/>	

A Building Inspection is a critical review of a building intended to provide a new building buyer with useful information about that building. A typical inspection consists of a single visit and takes approximately two hours to complete. The building buyer is encouraged to participate in the inspection, ask questions, and review the report while still on site. The inspection is not intended to be technically exhaustive and does not address cosmetic issues. It is neither a guarantee nor warrantee. Unexpected repairs may still occur.

Scope of the Inspection

- Describe the systems and general conditions of the building; including the exterior, the roof, the building's structure, the interior, and the heating, plumbing, and electrical systems.
- Discover and report major deficiencies. A deficiency is a necessary repair to a building system or component for its proper and safe operation. A major deficiency is one that may exceed \$1500 to repair. Actual cost will depend on contractor estimates.
- Report useful repair and maintenance for any non-major deficiencies which are observed.
- Sample the air for the presence of radon if requested above.
- Perform well flow and testing if requested above.

Inspector Responsibilities

- Gain visual or physical entry to all accessible areas of the building.
- Inspect all areas physically and visually entered in accordance with the Standards of Practice of the American Society of Building Inspectors.
- Provide a written report on site of all significant findings.
- Answer customer questions and explain the inspection findings, as necessary.
- Maintain the inspection findings and report as confidential.

Customer Responsibilities

- Secure the permission of the building owner (with the help of the real estate agent as necessary) for access to conduct the inspection.
- Share any information disclosed about the property and any specific concerns.

Inspection Limitations

- The inspection is non-destructive. No dismantling will be performed by the inspector. Finished surfaces are not removed.
- The Inspector can only determine the well performance at the time of the inspection date.
- The inspection is limited to discoverable evidence. Discoverable means any evidence which can be detected during a visual inspection. Disguised or concealed evidence is beyond the scope of this inspection.
- Chimney flues are excluded from this report.
- Wall mounted or window units air conditioning systems are excluded from this report.
- The inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.
- Below grade plumbing cannot be examined.
- The active presence of vermin, due to their transitory occupancy in dwellings, cannot be determined during the inspection.

- The inspector is not required to put himself at risk. Any area deemed unsafe by the inspector will not be entered. Systems which appear unsafe will not be operated. The customer will be informed of all such cases.
- Roofs exceeding a single story above grade or not within one story of a lower accessible roof may require special equipment not included in the inspection fee to properly inspect. If specialized equipment is discovered to be necessary, the customer will be informed.
- The scope of the Building Inspection does not include environmental analysis beyond any radon or water sampling listed above. Environmental analysis specifically excluded from the inspection includes Indoor Air Quality, Mold, Asbestos Building Materials, Lead Paints, and Solders, and Oil tank Contamination.
- Evaluation of the building site is limited to drainage and other conditions which may affect the building structure and necessary site access and egress.
- Site-specific limitations discovered during the inspection may be made in the inspection report.
- The inspection report is the mutual property of the inspector and the client and shall not be used by or transferred to any other party without the written consent of both the inspector and the client.

Wells

- The Well Flow test was conducted for a period of (60-90) minutes at a rate of (3-4) gallons per minute. Total flow during the time of the test was (180-270/240-360) gallons. This should be enough capacity for normal family usage.
- Winter precipitation is often higher than summer precipitation and so the groundwater storage is not fully recharged in summer. Consequently, the water table is lower during the summer. This disparity between the level of the winter and summer *water table is known as the "zone of intermittent saturation", wherein the water table will fluctuate in response to weather and climatic conditions.*
- The Inspector is not responsible for a well that runs dry during the inspection.
- The water usage for a 4 person family without outdoor watering is 175 Gallons. Based on Alliance for Water Efficiency. <http://www.home-water-works.org/calculator>

Disputes

- All actions must be made within 12 months of the date of the inspection.
- The Inspector must be given the opportunity to review the claim prior to any corrective action.
- The inspector's liability is limited to the inspection fee.
- All disputes will be handled by binding arbitration.

<p>Enos Home Inspections agrees to provide a building inspection service as outlined in this agreement.</p>	<p>I Understand and agree to the scope of this inspections service and acknowledge the limitations. I request Enos Home Inspections to proceed with the inspection and agree to pay for the services rendered.</p>
<p>_____ President-Keith Enos Signature</p> <p>_____ Date</p>	<p>_____ Client Signature</p> <p>_____ Date</p>

E-Mail Address _____

Current Address _____

Phone Number _____

Enos Home Inspections
1A Concord Ave
Schenectady, NY, 12309
5183657211
NY LIC#1000055677

Invoice

REPORT NO.:
INSPECTION DATE:

SOLD TO:

PROPERTY INSPECTED:

Description	Amount
Standard Home Inspections{Capital Region}	300
Pest Inspection	75
Radon Inspection	100
Well Coliform Bacteria	85
FHA Short Water Test	150
FHA Long Water Test	250
Visual Only	200

TOTAL

Thank you for your business

Payment of this invoice is due upon receipt. The late payment charge rate of interest is 1.5% monthly (18.0% per annum), after 30 days