



BONSAI Inspection Company

955 Pleasant Street #5 * Weymouth, MA 02189
(781) 760-8162 www.BonsaiInsp.com

AN AGREEMENT

What you will receive:

In exchange for the payment fee of \$ _____, Bonsai Inspection Company ("Bonsai") agrees to:

- Perform a Home Inspection in accordance with 266CMR 6.00 the Massachusetts "Standards of Practice" for Home Inspection ("the Standards"), and provide a confidential written Report prepared exclusively for you.
- Perform a separate Termite/Wood Destroying Insect inspection and provide Form NPMA-33.

Your responsibilities: You are being provided with a printed copy of the Standards (266 CMR 6.00) and the "Definitions" (266 CMR 2.00). Additionally, the Commonwealth has designated eleven questions **that should be asked by you, the Client, of the Seller**, as the answers to these questions may be relevant to your purchase and may not be readily Observable by inspection. These questions can be found on the cover page of your Report, and in section 6.03(4) of the Standards.

Bonsai strongly recommends: You review these documents carefully and ask any questions you may have with your Inspector, the Seller(s), and/or the Seller's Representative, and that you further evaluate those items not included in your Report, or those items checked B, C, or NR in your Report, prior to continuing your purchase.

Limitations: The Inspection and the notations in your Report are on a visual/where visible basis only - **Bonsai does not inspect any item that is not Observable or Readily Accessible at the time of this inspection.** Bonsai cannot: move or climb over furniture/storage/appliances/personal items of any kind, lift ceiling tiles, remove wallpaper/siding/insulation/floor coverings, probe into or dismantle any component, move mulch/soil, or see through walls. Bonsai will not enter or inspect any Attic, Under Floor Crawl Space, area(s) or component(s) that is: Shut Down, wet, insufficiently lighted, any dimension of the opening or interior is less than 30 inches, that requires removal of fasteners, will damage paint, where entry may damage the property, or where Dangerous or Adverse Situations are present or suspected. Bonsai is not an insurer or guarantor against defects, and makes **no guarantee or warranty**, express or implied, as to the **future performance, expected lifespan**, fitness of use, condition, or adequacy of any component or system.

Excluded items from your Inspection include (but are not limited to) all of the items listed in **Sections 6.05 "General Exclusions" and 6.06 "Prohibitions"** of the Standards, **plus:** mold/air quality testing, radon gas testing (**available by request**), lead paint testing, sewer/septic systems, wells, water conditioning systems, water quality testing, furnace heat exchangers/operation of emergency shutoffs, electronic air filters/humidifiers, sheds/outbuildings, pools/pool equipment, CATV/telephone/network interfaces, security/fire systems, smoke/carbon monoxide detectors, fire escapes, intercoms/radios, sprinkler/irrigation systems, fencing/trees, soil and geological conditions, central vacuum systems, window air conditioners, Instant Hot systems, sensory lighting, paint/wallpaper/finish treatments, cosmetic damage/normal wear and tear, drapes/blinds/window treatments, underground or underground portions of components, antennas/surge suppression devices, ponds/fountains, recreational equipment, storm windows/doors, screens, awnings, solar equipment, chimney flue interiors, cesspools/drywells/floor drains.

Only those components specifically mentioned in the Report have been inspected, and those components not mentioned or not Readily Accessible are **not** part of your Inspection. Bonsai makes no representation, implied or otherwise, concerning the condition of non-Readily Accessible or Observable areas or components including (but not limited to) hidden or concealed damage, and latent or intermittent defects. Bonsai assumes no responsibility for the costs associated with repairs of any component, or the accuracy, opinions, or findings of any other Inspector/Company. Bonsai does not make an assessment of compliance with current building codes, and is not responsible for determining repairs/corrections needed to satisfy current building codes or regulations. In the event that you believe the condition of a component has not been accurately described, it is Client's responsibility to notify Bonsai in a timely manner and prior to any repairs, alterations, or modifications, with the exception of emergencies.

Additional restrictions: The weather can and may affect your inspection. Bonsai cannot simulate weather conditions other than those present during the Inspection. Your Inspector will not: shovel/move/traverse over or through snow/ice/mud and **will not return** to the site to reevaluate components under different weather conditions (\$125 re-inspection fee applies). **Central air conditioning systems** and Whole House Fans are not operated between Nov. 1st and Apr. 1st or when the outside temperature has dropped below 60F during the previous 24hrs. **Central air conditioning/furnace combos and heat pumps** will be tested in **one mode only** (Heat or Cool). **Kitchen appliance** testing includes permanently installed appliances only and for basic power up only. **Washers/dryers** are not included (unless requested), and units are empty. Operation/testing of **windows, electrical outlets, and cabinets** will be limited to a representative number of each type, where required by the Standards. All exterior/roofing inspection will be done from ground level. Bonsai will not enter/inspect rooms that are locked or contain sleeping persons. Bonsai reserves the right to exclude any area/components if occupants/tenants are present, and Inspection could disturb/disrupt or is denied by such persons.

Your Pest Inspection does not include rodents/roaches/other general pests and is subject to the and Limitations as described above, and additionally on Page 2 of Form NPMA-33

The Client signing this agreement warrants and represents to Bonsai that he/she is expressly authorized to sign this Agreement by the spouse or other person/entity purchasing the property in question. If the Client is not present for the Inspection, then this Agreement becomes part of the Report and acceptance of such Report and payment constitutes an acceptance of the terms in this Agreement.

I have read, understand, and agree to all terms and conditions of this agreement, and wish to proceed.

Print name _____

Signature _____

Date _____, 20__

I acknowledge receipt of printed copy of the Standards (266 CMR 6.00) and "Definitions" (266 CMR 2.00) _____ (initials)