

# HOME INSPECTION CONTRACT

## INCLUDED/EXCLUDED INSPECTION SERVICES OR ITEMS

As part of the home inspection of the property located at \_\_\_\_\_, the following items shall be included or excluded, as specified below, in the home inspection and the home inspection report.

### INCLUDED INSPECTION ITEMS

#### ROOFS

- ☐ Skylights, chimneys and roof penetrations
- ☐ Roof flashings, if visible
- ☐ Other: \_\_\_\_\_

#### EXTERIORS

- ☐ Windows – ( )/all windows per each side of the dwelling
- ☐ Storm windows and doors
- ☐ Shutters
- ☐ Insulation presence and rating
- ☐ Fences and privacy walls
- ☐ Garage door openers
- ☐ Outbuildings other than garages and carports
- ☐ Window and door screens
- ☐ Awnings and other seasonal window accessories
- ☐ Locks and latches
- ☐ Safety glazing
- ☐ Recreational facilities
- ☐ Visible insulation or vapor barriers in walls
- ☐ Other: \_\_\_\_\_

#### PLUMBING SYSTEMS

- ☐ Spas
- ☐ Swimming pools
- ☐ Determine water temperature
- ☐ Other: \_\_\_\_\_

#### ELECTRICAL SYSTEMS

- ☐ Low-voltage electric systems, such as outside lighting
- ☐ Operate all installed lighting fixtures
- ☐ Cable TV
- ☐ Intercoms
- ☐ Other: \_\_\_\_\_

#### INTERIORS

- ☐ Paint, wallpaper and other wall coverings
- ☐ Woodwork
- ☐ Carpeting
- ☐ Household appliances
- ☐ Presence or absence of draperies, blinds and other window treatments
- ☐ Other: \_\_\_\_\_

#### HEATING SYSTEMS

- ☐ Operate automatic safety controls
- ☐ Ignite or extinguish pilot light
- ☐ Electronic air filters
- ☐ Uniformity and adequacy of heat supply to rooms
- ☐ Other: \_\_\_\_\_

#### AIR CONDITIONING

- ☐ Non-central air conditioners
- ☐ Electronic air filters
- ☐ Uniformity and adequacy of cool air supply to rooms
- ☐ Electrical current drawn by the unit
- ☐ Other: \_\_\_\_\_

#### INSULATION AND VENTILATION

- ☐ Insulation R rating
- ☐ Integrated venting equipment
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_
- ☐ Other: \_\_\_\_\_



# HOME INSPECTION CONTRACT

## INCLUDED/EXCLUDED INSPECTION SERVICES OR ITEMS, CONTINUED

As part of the home inspection of the property located at \_\_\_\_\_ ,  
the following items shall be included or excluded, as specified below, in the home inspection and the home inspection report.

### EXCLUDED INSPECTION ITEMS

**The following items shall not be included in the home inspection:**

☐ Furnace and all related components such as heating equipment and distribution systems; normal operating controls and energy source; automatic safety controls; exterior surfaces of chimneys, flues and vents; solid fuel heating devices; and the presence of an installed heat source in each room.

☐ Roof and all related components such as roof coverings, including type, roof drainage systems, flashings, skylights, roof penetrations, and signs of leaks or abnormal condensation on building components.

☐ Chimneys and all related components such as flues and vents, exterior and interior surfaces.

☐ Home energy audit items such as insulation ratings, window and door seals and tightness.

☐ Other: \_\_\_\_\_

☐ Other: \_\_\_\_\_

☐ Other: \_\_\_\_\_

☐ Other: \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_