

INTRODUCTION

Seacoast Inspections LLC
263 Winnacunnet Rd,
Hampton, NH 03842
603-783-1679

FINAL NARRATIVE REPORT

INTRODUCTION: Dear Client, Thank you for asking me to inspect your prospective new home. The inspection was performed according to the "**Standards of Practice**" of the **American Society of Home Inspectors (ASHI)** and the MA Board of Registration (To view ASHI Standards of Practice go to: <http://www.ashi.com>) (To view MASS Rules & Regulations 266 CMR 6.00, go to: <http://www.state.ma.us/reg/boards,hi/cmr/26606.htm>) ASHI inspectors are professionals who adhere to uniform standards for disclosing building deficiencies and a "**Code of Ethics**" that requires members to discharge their duties with fairness and impartiality to all.

SCOPE OF SERVICE: This is a limited inspection only, conforming to the Commonwealth of Massachusetts 266 CMR 1.00 through 11.00. The *Company* shall only inspect and report on those systems and components that are listed in the Standards of Practice and are readily accessible at time of inspection.

This report supersedes all previous communications and represents a visual evaluation of those "systems" outlined in our Contract that were readily accessible on this day only. The **Report** does not represent an endorsement for or against the purchase of real estate. This **Report** is intended to provide an overview of the existing conditions at time of inspection only and should not be used as an indicator of future performance; no expressed or implied warranties or guarantees of any kind are given in conjunction with the inspection of the premises. A building and its components are subjected to constantly changing conditions and environment and problems can develop immediately upon completion of the inspection. Therefore, we do not issue a guarantee or warranty on our inspection and **Report**.

The contents of this **Report** are CONFIDENTIAL, for the exclusive use of the **Client** named in the Inspection Agreement. The **Report** is not assignable to third parties or transferable to others. Should this **Report** be sold or transferred to another party, all opinions are null and void and the **Company** disclaims any and all liability which may result from this **Report** and the opinions contained therein. The **Company** reserves the right to institute legal litigation against any party who distributes or shares information contained within this **Report** with other parties not involved in the sales transaction without our written and/or oral approval.

In MA **By law (Chapter 112 87YY5), your broker was required to give you a "consumer brochure" on home inspections for your review.** Our inspection **Report** is not a substitute for honest disclosure required by real estate agents, property owners, and/or the property transferors'. Real Estate Transfer transferors' disclosure statements or forms should be carefully read **NOW** by you and your attorney for any material facts that may influence or effect the desirability, and/or market value of the property. It is the clients sole responsibility to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow, and to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and stored items while occupied, or damaged during the seller's evacuation of the structure. Should any "condition" be revealed that was not addressed within this **Report** prior to, or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "condition."

Please read the **Home Inspection Agreement** and the **Home Inspection Final Report** in their entirety including all definitions and comments on each page. The Home Inspection **Final Report** contains specific information relative to this home. Make sure that it accurately documents the visual problems that were disclosed to you during the hours of the home inspection. If you have any questions or require any further clarification, please call my office for free assistance. If you should desire a "return visit inspection," please contact my office for a quotation based on minimum trip charge and hourly rate. If you were absent during this inspection or you do not understand the **Final Report**, you must **call the office immediately** to speak with the inspector who performed the inspection. At that time, the inspector will give you a verbal