

## TRADESMEN TO CONTACT FOR REAPPRAISAL:

**CONCLUSIONS:** As you compare & contrast the issues disclosed by the home inspection, you should keep them in perspective relative to the age of the home and its sale price. The task of a home inspector is to function as a "general practitioner" who identifies visible major structural & major mechanical system problems and then refers clients to applicable tradesmen to determine the scope and estimated repair cost. **(NOTE: MASS. REGULATIONS 266 CMR 6.11.2C.5 PROHIBITS HOME INSPECTORS FROM DETERMINING THE COST OF REPAIRS. ALL REPAIRS SHOULD BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BUILDING CODE, ELECTRICAL CODE, PLUMBING & GAS CODE OR APPLICABLE REGULATIONS.)**

NOTICE: In Massachusetts, a broker is NOT required to provide you with a formal "seller disclosure document". If such an optional document is available, then you and your attorney should carefully review it NOW, prior to commitment.

**I advise that YOU perform the following research at the local town of city offices NOW, prior to commitment.**

- [x] Visit the local building department NOW and research the permit history of the home.
- [x] Visit the local conservation commission NOW and ask if any portion of the property is considered to be on or near wet lands as the presence of wet lands could seriously effect the present & future use of the property.
- [x] If any suspected MOLD was observed, then you should hire a microbiology laboratory to take swabs and air samples for analysis prior to commitment. Many homes have excessive moisture issues which might lead to mold, but the ability to detect mold is beyond the scope of this home inspection and is EXCLUDED from this report.

Web sources:

- \* A Massachusetts Consumer Guide: Buying and Selling a Home in Massachusetts  
<http://www.state.ma.us/consumer/Pubs/buysell.htm>
- \* A Massachusetts Consumer Guide: Guide To Home Improvement  
<http://www.state.ma.us/consumer/Pubs/homeimp.htm>

Optional re-inspection (at an hourly rate) is only performed on items not *readily accessible* or *shut-down* at the time of original inspection. Should you negotiate with the owner to have items repaired, I suggest they be performed by a licensed or qualified professional and NOT the homeowner as they can not offer a warranty on their work. You need to decide for yourself if you or the seller's qualifications, experience and knowledge would allow the repair to be made without using a qualified licensed trade professional. All work must comply with applicable law, including local permit, inspection, and Certificate of Occupancy requirements. You should ask the owner to provide receipts for repairs performed by others. The documentation should include a written statement indicating the date of repairs, who performed the repairs, applicable permits and final verification of condition.

It is your job to judge what the house needs after the home inspection, and what it can become with budgeted repairs and upgrades. It is up to you to determine if the cost of needed repairs will add measurably to the cost of the home and if those costs are manageable in your budget. You should obtain cost estimates for repairs identified by your home inspector as soon as possible after the home inspection, and when necessary, you should request extensions to allow enough time to complete needed research prior to closing. These costs when added to the purchase price will reflect the true cost of the home. I hope that the inspection and report will help you understand the property you are buying and will help you enjoy your purchase in the future. If through your negotiations access becomes possible, components become *readily accessible*, repairs are done or systems are restored, you may desire to schedule a "return visit" inspection with this office, at an additional charge, prior to commitment.

The inspection of all **EXCLUDED** items in our Contract and in the Standards of Practice should be performed, directed and evaluated by other specialists of your choice of hire prior to commitment. Since this inspection company does not dismantle equipment or perform invasive inspections the contractor's subsequent examination and repairs may reveal additional required repairs. Photographs have been included to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences. Based on my observations during the home inspection, YOU should contact the following specialists for further investigation of the ENTIRE SYSTEM and cost estimates for repairs **NOW** before close of escrow:

**1. TRADESMAN OR PROFESSIONALS TO CONSULT:**

**Trade or specialty:** Plumber, Electrician, Roofer, Driveway installer, Tile or flooring contractor, Tree surgeon, Cleaning service, Chimney sweep, Landscape contractor,

**Expert to consult for further inspection:** Septic system analysis, Pest control inspector, Mold inspector.

**2. Time out:**

12:30.

**CLOSING STATEMENTS**

Dear Client,

This impartial report provides you with documentation of the *readily accessible* & visible problems in the home that were disclosed to you during the home inspection. An earnest effort was made to provide you with the facts needed for intelligent decision making during the real estate purchasing process. To prevent any surprises, you should consult applicable licensed tradesmen regarding each concern. Request that the entire system of concern be further investigated for additional problems not included in this report, and that repair or replacement cost estimates be provided as determined. **Gather all the facts NOW, prior to commitment!**

Be assured that as your professional representative, I fully understand your nervousness and the stress associated with the biggest purchase of your life. Therefore, I urge you to telephone me for free consultation should you require any further clarification or guidance. ("The only stupid question is one that is not asked!")

In closing, **it is not my intention to influence your decision to purchase or not to purchase real estate - that decision is yours alone!** But, I do urge you to use your head as well as your heart.

I hope that my services have been helpful and educational, and that I have gained your respect and friendship; for your referral is my greatest source of marketing and a recognition of my professionalism. Everyone seems to know someone who is buying or selling a home. **THE GREATEST COMPLIMENT YOU COULD GIVE ME IS TO PLEASE PASS MY NAME ALONG TO FRIENDS & RELATIVES.**

Thank you for hiring me as your home inspector. I hope that I have earned your respect and gained a new friend!

Sincerely,

Terry Grube

**Certified member #247162 of the American Society of Home Inspectors (ASHI)  
Certified member of ASHI, New England Chapter  
Certified member of NAHI # 10-22313, National Association of Home Inspectors  
Certified Building Science Thermographer #31162 (ITC)  
Level 2 Thermographer ASNT compliant in Building systems, Electro/ Mechanical  
Web Page: [www.seacoastinspections.com](http://www.seacoastinspections.com)  
E-mail: [www.terry@seacoastinspections.com](mailto:www.terry@seacoastinspections.com)**

**603-783-1679**