



Ron Bowes  
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## COMMERCIAL / RESIDENTIAL INSPECTIONS SHEET OF UNDERSTANDING

Sheet of Understandings Regarding the Inspection provided by Bowes Home Inspection  
Inspections for \_\_\_\_\_ Phone \_\_\_\_\_  
on the property located at \_\_\_\_\_

1. We DO NOT inspect for mold, radon, asbestos, and/or any carcinogenic or air quality issue. If moisture stains are present, if a property is over 10 years old, if you smell/sense something, or have asthma or allergens, you should order an air quality test or assign us to order one for you.  
**Initial** \_\_\_\_\_ **Initial** \_\_\_\_\_
2. I understand that an inspection is visual and accessible only. If it cannot be seen, it will not be considered part of the report. For example: Sewer lines, ductwork that is buried, or anything that is inaccessible. This would include things blocked from view by furnishings or debris, or covered by insulation, sheetrock, carpet etc.  
**Initial** \_\_\_\_\_ **Initial** \_\_\_\_\_
3. Any appliance or piece of equipment (furnace, dishwasher, air conditioner, garage door opener, hot water tank, walk-in freezer, etc.) that is over 10 years old may be approaching the end of its useful life and should be immediately serviced, cleaned, and evaluated professionally (i.e. a furnace should be serviced and evaluated by a licensed HVAC person).  
**Initial** \_\_\_\_\_ **Initial** \_\_\_\_\_
4. Items (roofs, dishwashers, slabs, furnaces, windows, etc.) may cease to work properly at some point. No one knows exactly when that point will be, and an inspection ONLY indicates that the item is functioning, at the time of the inspection, according to observation.  
**Initial** \_\_\_\_\_ **Initial** \_\_\_\_\_
5. If I am buying a property over 10 years old, I understand that it is normal for items to start needing maintenance. An inspection does not mean I am getting a warranty backed by the inspector or the realtor as to how long things will last.  
**Initial** \_\_\_\_\_ **Initial** \_\_\_\_\_
6. We are very good, but we have limitations. We are only the "general practitioner" looking for obvious items or signs that you need to hire a professional.  
**Initial** \_\_\_\_\_ **Initial** \_\_\_\_\_



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7. Bowes Home Inspection **STRONGLY** urges me to be present at the inspection for report explanation and review. I acknowledge that Bowes Home Inspection believes that I lose value if I am not present for the review and walk-through.  
**Initial** \_\_\_\_ **Initial** \_\_\_\_
8. I understand that an inspection is a "spot" quick check and that problems that would show up after time might not be able to be identified in a visual inspection. We are not running any equipment for prolonged periods of time (i.e. 20 minutes) except for cold water faucets or equipment the owner had on, like air conditioner in the summer. (For example: the hot water is turned on for less than 60 seconds at each faucet to see if the faucet provides hot water. If a shower or tub had little hot water after two minutes, an inspector would not know this and it should have been divulged in the disclosure. Although we run every faucet for 1 hour we only run the cold water so that we do not run a family out of hot water. We only run most items for a very short time to see if they operate.  
**Initial** \_\_\_\_ **Initial** \_\_\_\_
9. Bowes Home Inspection offers a "90 Day Buy Your Home Back" guarantee if we miss something according to our standards requires us to report. This is the only warranty Bowes Home Inspection provides. I was advised to purchase a high quality home warranty on any home over one year old. (This is usually available through your realtor). A high quality home warranty will cover equipment and appliances which are working during the initial inspection, then fail after the purchase. Does not apply to commercial.  
**Initial** \_\_\_\_ **Initial** \_\_\_\_
10. I understand that I must notify Bowes Home Inspection of any problems and must give them two normal working days to come by and look at the "problem" before any repairs are made, or I waive any/all liability to Bowes Home Inspection.  
**Initial** \_\_\_\_ **Initial** \_\_\_\_
11. We recommend "Evaluation" when we find just cause-that cause may only be indicative of additional problems. Bowes Home Inspection will not accept any liability for noted and associated defects that would otherwise have been identified by recommended professional evaluation.  
**Initial** \_\_\_\_ **Initial** \_\_\_\_
12. We only list square footage provided by the realtor or buyer. We do NOT determine square footage.  
**Initial** \_\_\_\_ **Initial** \_\_\_\_

Buyer's Signature \_\_\_\_\_