



Building Envelope Moisture Inspection Agreement

(Please read carefully)

PAGE 1 OF 1

THIS AGREEMENT is made and entered into by and between The Green Valley Group, referred to as "Inspector",

(Print name) _____, referred to as "Home Owner" and

(Print name) _____, referred to as "Home Buyer".

In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The Inspector will perform a visual inspection, infrared inspection (condition dependent) and an invasive inspection through probe testing of the apparent anomalies found through visual and infrared inspected components of the property, existing at the time of the inspection.
2. The home owner agrees to allow the inspector to conduct full visual, thermal and invasive inspections of the exterior and or interior of the home.
3. For invasive testing our inspectors use Delmhorst brand pin type probe meters on exterior cladding inspections because it is the only way to get an accurate reading of moisture content behind siding. Two small holes must be drilled into the stucco or cladding at each test location to insert the meter pins. The meter consists of two metal prongs insulated up to the tip. A current is generated between the tips of the two prongs that measure the conductivity of the material between the prongs. Since water conducts electricity, higher moisture levels result in higher readings from the meter. The two test holes are then sealed with a caulk that best matches the color of the exterior stucco. Please remember it may be impossible to match the colors exactly due to weatherization and solar fading of the stucco or cladding. The inspector takes every precaution to make sure that test holes are sealed to maintain the integrity of the exterior stucco and to preserve the appearance of the home. Although these probe holes provide valuable information at the time of testing and are professionally sealed, they are a penetration. These probe holes, along with the other areas of the home that utilize caulk joints, should be visually inspected annually to ensure their integrity.
4. For an invasive Exterior Moisture Survey, the inspector will test the areas most likely to exhibit high moisture content, such as below exposed windows and doors, deck attachments, random penetrations, random band board locations and roof/wall intersections (kickouts). The non-invasive infrared survey helps to focus our eye on areas needing to be tested. Any penetration of the exterior siding system is prone to water infiltration and the inspector will test these high risk areas first, at least one test location on each face of the house.
5. Very Important: A scanner or infrared camera cannot be used alone unless no areas of excessive moisture are found. The wet areas must be probed for rot and ACTUAL MOISTURE CONTENT, and then mapped to meet the test protocol. It should also be noted that neither instrument will detect damaged areas that are not wet, although probing does allow you to feel the firmness of the structure
6. **LIMITATIONS OF LIABILITY:** Because this is a limited inspection, we can make no guarantee, expressed or implied, that our observations and/or random moisture readings offer conclusive evidence that no installation or moisture problems exist, or that problems found are all-inclusive. This inspection company, its employees and any divisions shall not be liable for non-visual defects, unseen defects, unspecified defects or hidden damage and conditions existing on the subject property and hereby disclaims any liability or responsibility thereof. All parties concerned agree to hold harmless and indemnify this inspection company involving any liabilities that may result. The inspector can only observe conditions and measure moisture present at the time of our visit. The test and report is not a warranty against future moisture entry or accumulation, but our best interpretation of measurements of wall moisture conditions made with the house at the time. There is no "pass/fail" or certification that any cladding or stucco is "okay."
7. Our clients understand that we are a professional inspection company and through or inspections we may be disclosing information to them that may impact their knowledge of the property.
8. The undersigned agree that The Green Valley Group may display and use any photographs from the inspection for advertising, display, website and internet promotion at our discretion
9. Our client (recipient of the report) agrees to pay the inspection fee of \$200 per hour which includes time on site for the inspection, consulting and 1 hour additional for report writing time.
10. The scope of the inspection is limited to the items listed within the report pages. This report is the exclusive property of the inspection company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Client and home owner have read this entire Agreement and accept and understand this Agreement as hereby acknowledged.

Signature of Home Owner: _____ Date: _____

Signature of Home Buyer: _____ Date: _____

Street Address Inspected: _____

Inspector's Signature: 

Inspector: Kevin B. Thompson, P.O Box 242, Unionville, PA 19375, 484-880-3208