

## **Addendum: Inspecting During This Current Covid-19 Health Crisis**

**HomePro Systems of Delaware Valley, Inc.** is committed to following health and safety practices related to aspects for the practice of home inspections. During this health crisis, the standard home inspection procedure involving the buyer, real estate agent and seller's engagement will be altered. We want everyone to stay safe and healthy as we move forward through this unprecedented time.

The response to the pandemic is changing constantly and all of us in the real estate industry have our part to play in preventing the spread of the coronavirus by maintain each other's safety and health. The following advice is based on current recommendations from the CDC and *The American Society of Home Inspectors (ASHI)*.

### **The Home Inspector(s) will:**

- Reschedule the inspection or recommend another inspector if the inspector is feeling sick or exhibiting symptoms of a respiratory illness.
- Be respectful of any special instructions regarding entry.
- Bring our own hand sanitizer, face mask, gloves and booties.
- Use hand sanitizer before entering and leaving the home.
- Refrain from shaking hands.
- While we like to deliver a field copy of the report at the end of the home inspection, the report is always sent electronically the following day.

### **For Buyers and Real Estate Agents:**

- Do not attend the inspection if you feel sick or if you exhibit symptoms of a respiratory illness.
- Regarding attendance, there are many options: 1.) You may wish to attend the entire inspection or 2.) Come at the beginning or at the end for a complete summary, 3.) If you want to for any reason skip the home inspection, feel free. The home inspector can call you prior to beginning and discuss the process, addressing any home inspection concerns, and call again at the conclusion to give you a summary. This will help to eliminate your exposure time in the property.
- Do not bring children, relatives, contractors, and others to the inspection. *Please note:* Only the people listed on the sales contract will be allowed entry into the home.
- Wear your own personal protective equipment including facial masks as recommended by the CDC. Use hand sanitizer before entering and leaving the home.
- Refrain from touching areas in the property. The inspector can assist with questions or concerns.

### **For Sellers:**

- Reschedule the inspection if anyone in the home feels sick or exhibits symptoms of a respiratory illness.
- Vacate the property during the inspection. *Please make arrangements for children, relatives, and others to be out of the home during the entire inspection.*
- The CDC encourages all homeowners sanitize their home after all entries to minimize any risk to you and your family.

## **ASSUMPTION OF HEALTH RISK:**

By conducting in-person real estate activities during the COVID-19 pandemic, **ALL PERSONS FULLY ASSUME ANY AND ALL RISKS THAT RESULT FROM ENTERING PROPERTIES** for sale or lease, as applicable, including but not limited to risks arising during showings, inspections and all other in-person access. **SELLER, LANDLORD, BUYER, TENANT, ALL BROKERS, their LICENSEES, EMPLOYEES** and any **OFFICER or PARTNER** of any one of them and any other **PERSON, FIRM or CORPORATION** who may be liable by or through them, will not be liable for claims, losses or demands, including, but not limited to, personal injury and property damage and all of the consequences thereof, whether known or not, which may arise from the physical presence of people on the property.

Please be assured we will continue to offer stellar service but realize that we are not doing "business as usual" during this health care crisis. HomePro's greatest desire is to keep all parties involved- buyers, sellers, real estate professionals, etc. as safe and healthy as possible. We want everyone involved to have a healthy and helpful home inspection process. If you have questions or concerns about scheduling, please contact us.

Respectfully,

HomePro Systems of Delaware Valley, Inc.