

HOME INSPECTIONS

INSPECTION AGREEMENT & DISCLAIMER

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT, IF YOU DO NOT FULLY UNDERSTAND SEEK THE ADVICE OF AN ATTORNEY BEFORE SIGNING.

The INSPECTOR agrees to inspect the property for the purpose of informing the customer as to major deficiencies or defects visually observed, which could significantly affect the value of the property. This is solely an inspection of visible, readily accessible and exposed areas, items or components and major defects and damages at the time of the inspection **only**.

It will generally include a report on the following unless otherwise directed by the client or circumstances prevent:

- Structure and foundation
- Electrical, plumbing, water heater, heating and air conditioning (weather permitting)
- Basement and attic
- General interior, including ceilings, walls, floors, windows and doors
- Insulation and ventilation
- General exterior, including roof, gutters, chimney, drainage and grading
- Kitchen and built-in appliances

The INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the InterNational Association of Certified Home Inspectors posted at <https://www.nachi.org/about.htm>

The CLIENT understands that the inspection will be performed in accordance to the afore mentioned Standards, which contain certain limitations, exceptions, and exclusions.

The following is a list of items NOT included in a basic home inspection are (this is not a comprehensive list):

The INSPECTOR does NOT perform engineering, architectural, electrical, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place. The inspector **does not move wall, ceiling or floor finishes of any kind: specifically drop / suspended ceilings, rugs or carpets or insulation.** The inspector **does not remove any access panels or covers that are not designed to be removed without tools by a homeowner or layperson except for the electrical panel cover.**

This is NOT a wood destroying insect inspection such as: termite, carpenter ants, powder post beetle or any other insect. This is also NOT a rodent inspection such as: birds, squirrels, bats, raccoons, mice or rats. This is not an environmental inspection of any kind, including, but not limited to mold, mildew, lead paint, asbestos or any buried or airborne substances.

The PARTIES understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client further agrees that the Inspector is liable only up to the cost of the inspection. This clause may be contrary to local law. Please verify applicability.

In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from all obligations.

BASIC VISUAL INSPECTION

The client requests the basic visual inspection of the readily accessible areas of the structure. The inspection is limited to primarily visual observations existing at the time of the inspection. Not all defects will be identified during this inspection.

This inspection complies and reflects the current Standards of Practice of the National Association of Certified Home Inspectors (InterNACHI). This home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day.

THE CLIENT AGREES AND UNDERSTANDS THAT THE MAXIMUM LIABILITY INCURRED BY THE INSPECTOR/THE COMPANY FOR ERRORS AND OMISSIONS IN THE INSPECTION SHALL BE LIMITED TO THE GREATER OF THE AMOUNT OF THE FEE PAID FOR THE INSPECTION OR \$500.00. (if this is a joint purchase, signee represents actual authority to sign for both parties.)

Client: _____ Date: _____

Property Address: _____