

# Agreement for Home Inspection Services

## Complete Home Inspection, LLC

**Client:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Fee:** \_\_\_\_\_

1). Home Inspector of Complete Home Inspection, LLC agrees to perform a visual inspection of the subject property and to provide the client with a written inspection report identifying visually, observable major deficiencies of the inspected systems only: STRUCTURAL COMPONENTS, EXTERIOR STRUCTURE, ROOFING, FOUNDATION, ATTIC, INSULATION AND VENTILATION, PLUMBING, HEATING, ELECTRICAL, CENTRAL AIR CONDITIONING, AND WOOD DESTROYING INSECTS.

2). Systems and items which are EXCLUDED from this inspection include, but are not limited to the following: recreational playground facilities, geological and soil conditions, sprinkler systems (fire and lawn) solar systems, water wells, below ground septic or drainage systems, forced air furnace heat exchangers, hard wire smoke detectors, wiring not part of primary electrical distribution systems (including, but not limited to: intercoms, cable TV, security systems audio and computer systems) appliances including portable air conditioning units, and items considered to be cosmetic. Any comments regarding excluded systems and items are for information only and are not part of the inspection. The presence or absence of pests other than visible wood destroying insects is excluded from this inspection, except where noted for informational purposes. The client is urged to contact a reputable and licensed specialist if identification and extermination of excluded pests is desired.

3). The inspection and report will be performed according to the Standards of the American Society of Home Inspectors (ASHI) the terms in this agreement shall have the same meaning given to them in the ASHI standards. A copy of the ASHI standards will be provided at the client's request. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client. The Inspector / Complete Home Inspection LLC accepts no responsibility for use or misinterpretation by third parties.

4). The Inspector of Complete Home Inspection LLC is not required to move personal property, debris, furniture, equipment, carpeting, or like materials which may impede access or limit visibility. Concealed or latent defects are excluded from the inspection. Equipment and systems will not be dismantled. The inspection is not intended to be technically exhaustive, nor is it a compliance inspection for any governmental codes or regulations.

5). The inspection and report do not address, and are not intended to address, the possible presence of, or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, absence, presence or condition of buried oil storage tanks, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially hazardous substances and conditions. The Client is urged to contact a competent specialist if information, identification, or testing of the above is desired.

6). NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS A WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, SYSTEM, OR ITEM. Client acknowledges that condition of inspected structure, system, or item is subject to change after the report has been issued. The inspection and report are not intended to reflect the value of the premises, or to make any representation as to the advisability or inadvisability of the purchase or suitability of use. The inspection and report are only intended to express the opinion of the Inspector / Complete Home Inspection LLC or its agents, based on visible inspection of accessible portions of the structure, systems, and items, of existing conditions, at the time of inspection.

7). The Client agrees that the maximum liability for the Inspector / Complete Home Inspection LLC, or its agents, arising from failure to perform any of the obligations stated in this agreement, is limited to an amount NOT TO EXCEED THE FEE PAID FOR THE INSPECTION.

8). Payment is due upon completion of the on-site inspection.

9). This agreement represents the entire agreement between the Inspector / Complete Home Inspection LLC and the client. No change or modifications shall be enforceable against either party unless such change or modification is in writing and signed by all parties. This agreement shall be binding and enforceable by the parties, their heirs, executors, administrators, successors, and assigns.

\_\_\_\_\_  
**Client or Representative** (Printed Name)

\_\_\_\_\_  
**Home Inspector**

\_\_\_\_\_  
**Client or Representative** (Signed)      **Date**