



HomeProbe
Home Inspections

11955 Chaffin Rd. Roswell, GA. (678) 772-7282

INSPECTION AGREEMENT

(Please read carefully)

THIS AGREEMENT is made and entered into by and between HomeProbe Home Inspections, LLC, referred to as “*Inspector*”, and John and Susan Doe, referred to as “*Client*.” In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. The client will pay the sum of \$350 for the inspection of the “Property”, being the residence and garage or carport, if applicable, located at

12345 Anyhome Dr. Anytown, GA. 300075

2. The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. The Inspector does retain the right to correct or amend the report as needed within 48 hours of completion.

3. The parties agree that the “Standards of Practice” (the “Standards”) shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards is available by request. If the state where the inspection is performed imposes more stringent standards of administrative rule, then those state standards shall define the standard of duty and the conditions, limitations and exclusions of the inspection.

4. 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 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.

5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT, OR SYSTEM. Furthermore, client understands that any recommendations expressed in the inspection report should be completed prior to closing by qualified professionals.

6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.

7. This Agreement represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced with the laws of the state of Georgia, and if the state’s laws or regulations are more stringent than the forms of the agreement, the state law or rule shall govern.

8. Systems, items and conditions which are not within the scope of the building inspection include, but are not limited to: radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems other than smoke detectors; water heater relief valves; ice maker water lines; humidifiers, paint, wallpaper and other treatments to

windows, interior walls, ceilings and floors; recreational equipment or facilities; underground storage tanks, energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories; solar heating systems, sprinkler systems; water softener; central vacuum systems, telephone, intercom or cable TV systems; antennae; lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions are excluded from this inspection. Any general comments about these systems, items and conditions of the written report are informal and DO NOT represent an inspection.

9. The Inspection and report are performed and prepared for the sole and exclusive possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against the Inspector, its employees or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards included in the report or State law. Any legal action must be brought within six (6) months from the date of inspection or will be deemed waived and forever barred. Furthermore, if this agreement is not signed prior to when the inspection begins at no fault of the Inspector, Inspector will be released and held harmless from any claims of any type arising out of the inspection or its report.

12. Any dispute, controversy, interpretation or claim including claims for, but limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Dispute of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding. Judgment on the award may be entered in any court of competent jurisdiction.

13. Client understands that the Inspector may not be privy to all product recalls and consumer product safety alerts as they are updated frequently. Any comments made in the report are regarding well known notices and are provided as a courtesy only. We recommend visiting the following internet site if recalls are a concern to you: www.cpsc.gov

14. Client understands that the Inspector can only inspect roofs from on top when the right conditions exist. If the roof is wet, has too steep a pitch, is inaccessible (two or more stories), or makes the Inspector feel unsafe, the roof will only be inspected from the ground using binoculars, as well as from in the attic where accessible.

15. If Client is having a swimming pool inspection performed, Client understands that these inspections are not done by the Inspector and will indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from any claims made against those companies.

16. Client understands that the included infrared scan of the exterior of the home is a general scan and not a thorough investigation of the entire home.

Signature: _____ Date: _____

Email (to send an electronic copy of report): _____

Address (where you live now): _____

Agent's Name/Company: _____

Inspector's Signature: _____ Date: _____