

INSPECTION AGREEMENT & ORDER FORM

IT IS UNDERSTOOD BY THE BELOW SIGNED THAT THIS AGREEMENT IS A BINDING CONTRACT BETWEEN AMERICA'S HOME INSPECTION SERVICE (Hereafter referred to as AHIS) AND THE CLIENT. THE INSPECTION AS PERFORMED BY AHIS IS PERFORMED ONLY UNDER THE FOLLOWING CONDITIONS:

- The inspection as shown on the Standard Residential Inspection report (SRIR) is a visual inspection of the readily accessible areas of the building and it is limited to VISUAL observations of apparent conditions existing at the time of the inspection report only. The inspection is not intended to identify defects beneath foundations and slabs, within walls, or other hidden defects not visible through reasonable diligence of the inspector. The inspector is not required to move dirt, ice, snow, vegetation, debris or move any furniture or stored material to inspect or gain access. AHIS inspectors are not structural engineers and cannot determine how or when foundation movement is caused. The inspection does not include any engineering or architectural services and if these services are required they must be obtained from appropriate professionals by the client. The inspector is not required to enter any area when headroom is less than two feet. A complete list of exclusions and limitations of the inspection will be provided upon written request.
- The client shall as part of the purchase transaction do a walk-through inspection of the property prior to closing. This inspection gives the buyer an opportunity to see things after the house is vacated. If anything of concern is noticed the inspector shall be notified immediately. AHIS shall not be responsible if the home buyer fails to do the walk-through inspection prior to closing or fails to ask the inspector to do a re-inspection of the home after the house is empty.
- The "Standard Inspection" does not include an inspection for potentially harmful substances and environmental hazards such as but not necessarily limited to radon gas, lead and lead-in-water evaluations, asbestos, urea formaldehyde, and airborne hazards. AHIS will do an extended inspection as negotiated and agreed in writing for an additional fee. Also excluded is an inspection of solar systems, security systems, swimming pools, sprinkler systems, fences, buildings other than garages, remote control transmitters, water softeners, humidifiers, window air conditioning equipment, central vacuum systems, all portable appliances, and the presence or absence of rodents and insects other than termites.
- The SRIR report does not include the following: an inspection for the quality of water whether public or private, inspection of private sewage systems and water systems, inspection for flood potential or earth movement, inspection for the quality or expected longevity of construction materials, identification of design deficiencies, or identification of code compliance.
- The SRIR report does not include or report on cosmetic defects and the inspector does not accept responsibility for identifying these defects. These defects may include but are not limited to defective carpet or linoleum, leaking faucets, non-structural cracks and scratches, foggy window panes, paint-stain-varnish requirements when structural damage is not imminent, or other minor defects which have no bearing on the structural integrity of the property. The purpose of this report is to identify the major deficiencies which might affect the buyer's decision whether to purchase the property.
- Any cost estimates give by AHIS estimates only and do not guarantee that repairs can be completed for stated prices. If a guarantee is needed for repairs it must be obtained by someone other than AHIS or a representative thereof. The ages of inspected items such as heating/AC units, water heaters, the roof, or the age of the house are estimates only and cannot be guaranteed. The square footage of the house is an estimate only and cannot be verified.
- The SRIR report does not constitute a guarantee of the functional status of any device, component, or system. No guarantee is implied or intended by this report. AHIS or the inspectors, by virtue of this report, are not responsible for any guarantee other than as may be specified by a customer –optional-accompanying guarantee and/or warranty document.
- The SRIR report is prepared exclusively for the use of the client and other persons and entities involved in the real property sale transaction and will be provided only to those parties unless consent in writing is given by AHIS. Any individuals who are not directly involved with the transaction for which the property was inspected cannot use the SRIR report for any purpose without the written consent of AHIS.
- America's Home Inspection Service has optional 12 warranties which can be bought by purchaser. AHIS does not provide any warranty or guarantee with the inspection. America's Home Inspection Service's liability shall never exceed the amount of the inspection fee paid. Should any controversy arise with respect to an AHIS inspection all costs, the client shall pay attorney fees and expert witness fees incurred by AHIS in resolving the controversy.

INSPECTION ACKNOWLEDGEMENT: I have read and understand the terms and conditions of this agreement on this page 1 and voluntarily contract the services for which I have signed for on page 2 with America's Home Inspection Service while recognizing my right to contract for similar inspection services through any other company.

X _____ Date _____
Client Signature

