



CONTRACT AGREEMENT

The address of the property is :

Fee for the home inspection is: \$

THIS AGREEMENT made this day of

by and between (Hereinafter "INSPECTOR") and The undersigned (Hereinafter "CLIENT")

The Parties Understand and Agree as follows:

1.INSPECTOR will perform a visual inspection of the home and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material.

2.INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice

3.CLIENT (initial) understands that the purpose of this inspection is to identify VISIBLE defects and /or conditions that, in the judgement of the Inspector, adversely affect the function and/or integrity of the items, components and systems inspected with the health and safety of the dwelling occupant(s) in mind.

- (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 any and all obligations. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT (initial) agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This agreement shall be binding upon and enforceable by the parties and heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.Payment is due upon completion of the on-site inspection. The CLIENT (initial) agrees to pay all legal and time expenses incurred in collection of due payments. CLIENT (initial) understands and agrees that the liability of A-1 HOME INSPECTION and Gregg Hancock is strictly limited to the cost of this inspection. The CLIENT (initial) agrees that A-1 HOME INSPECTION and Gregg Hancock will assume no responsibility or liability for the cost of repairs or replacment of any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consquential damage or bodily injury of any nature. CLIENT (initial)agrees and understands that concealed defects are not within the scope of the home inspection, or the responsibility of the INSPECTOR.

CLIENT (initial) agrees and understands the inspector is NOT required to report on:

- *Life expectancy of any component or system.
*Presence or absence of pests such as wood damaging organisms, rodents or insects.
*Appliances, recreational facilities, alarms, intercoms, speaker systems, radio controlled operators, and security devices.
*Air quality, presence of airborne substances/conditions and odors that may be harmful or unpleasant to individuals or animals.

CLIENT (initial) agrees and understands that the inspection and report are opinions only based upon visual observation of existing conditions of the inspected property on the day and at the time of inspection. THE REPORT IS NOT INTENDED TO BE NOR IS IT TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE. The INSPECTOR will not be responsible for any repairs or replacments with regard to the property or the contents thereof. THE ABOVE IS UNDERSTOOD AND AGREED TO, AND CLIENT ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.