



Home Inspection Agreement

THIS AGREEMENT made this _____ day of _____, _____, by and between Century Home Inspections, LLC (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT").

The address of the property is: _____.

Fee for the home inspection is \$_____.

The Parties Understand and Agree as follows:

1. The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate repair. The inspection will be performed in accordance to generally accepted standards of practice. The scope of the inspection is limited to the items listed within the report pages. The report is only supplementary to the seller's disclosure.
2. Any area which is not exposed to view, is concealed, or inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all risk for all conditions which are concealed from view **at the time of the inspection.**
3. Whether or not they are concealed, the following **are outside the scope of the inspection:**
 - Building code or zoning ordinance violations.
 - Structural stability or engineering analysis.
 - Building value appraisal or cost estimates.
 - Pools, spas, saunas, steam baths, or fixtures and equipment.
 - Water softener/purifier systems or solar heating systems.
 - Adequacy or efficiency of any system or component.
 - Security systems or personal property.
 - Specific systems noted as being excluded on the individual system inspection forms.
 - Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards.
 - Geological stability or soils condition.
 - Termites, pests or other wood destroying organisms.
 - Condition of detached buildings.
 - Private water or private sewer systems.
 - Furnace heat exchangers or freestanding appliances.
 - Prediction of life expectancy of any item.
 - Radio-controlled devices, automatic gates or elevators.

I have read the above: _____

4. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.
5. 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 any and all obligations.

