



A BETTER HOME INSPECTION

153 Lost Spring Drive - Springville, Al 35146 - 205-681-1934

HOME INSPECTION AGREEMENT

(Please Read Carefully)

A Better Home Inspection agrees to perform an inspection within the limits of this agreement on the property located at _____, _____ on _____. The inspection will be performed for _____, hereafter referred to as the Client for the sum of \$ _____, payable at the time of inspection.

A Better Home Inspection agrees to provide an inspection for the purpose of alerting the Client to any major deficiencies in the condition of the property but will not discover or include latent defects or hidden defects or deficiencies. The inspection is provided for the sole, confidential and exclusive use and possession of the Client, unless agreed to in writing. The scope of the inspection shall be limited to the following:

- Structural condition
- Basic electrical and plumbing systems
- Heating and air conditioning system
- Foundation and basement
- Kitchen and appliances
- General interior, including walls, ceilings, floors, and windows.
- Insulation and ventilation
- General exterior, including roof, gutter, chimney and siding

It is agreed that the components and conditions beyond the scope of the inspection include, but are not limited to:

- Environmental problems, including but not limited to any gas including Radon, the presence of mold, lead, formaldehyde, under-ground storage tanks.
- Insects or other infestations
- Self-cleaning ovens
- Detached buildings other than garages
- Wells, swimming pools and components, water conditioners, sewer, septic systems, alarms systems, irrigation systems, heat pumps or heat exchangers.
- Hidden or latent defects
- Low voltage electrical systems
- Solar systems

Home built or remodeled after 2000 may (or may not) contain Chinese Drywall. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report. If the client is concerned about the presence of this drywall, further evaluation by a properly licensed and qualified inspector is recommended before closing.

THE INSPECTION IS NOT INTENDED OR TO BE CONSIDERED AS A GUARANTEE OR WARRANTY NOR ANY FORM OF INSURANCE, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PREFORMANCE, OR CONDITON OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED UPON AS SUCH.

The Inspector is not required to move personal property, debris, furniture, equipment, and carpeting or like materials that may impede 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. The inspection is not intended to determine or appraise value of the property, or become an endorsement to buy or a recommendation not to buy the inspected property.

It is further understood and agreed that, A Better Home Inspection, its officers and/or employees assume no liability and shall not be responsible for any mistakes, omissions or errors in judgement beyond the cost of the inspection. This limitation of liability shall include and apply to all consequential damage, bodily injury or property damage of any nature.

Payment is due at time of inspection. In most cases the inspection report shall be mailed or e-mailed within 48 hours of the inspection. Any notices required to be served shall be served upon A Better Home Inspection at 153 Lost Spring Drive, Springville, Al 35146, and (205) 681-1934. Any dispute over the content, performance or execution of this agreement shall be governed by the laws of the state of Alabama. Any dispute concerning this matter shall be litigated in the courts of St Clair County, Alabama.

Should any element of this agreement be declared void it shall be stricken and the remaining provisions shall remain in full force and effect. This agreement constitutes the entire understanding of the parties with regard to this matter, and no statements, oral or otherwise, shall be enforceable unless made in writing and signed by both parties.

The Client acknowledges that he/she has read this agreement in full, prior to signing same, and understands and agrees to all terms and conditions herein.

Client: _____ (I.s.)

Date: _____

For A Better Home Inspection: _____, its _____.

Date: _____

PLEASE MAKE CHECK PAYABLE TO: A BETTER HOME INSPECTION.

My signature here is my request for copy of this inspection report sent to my sales agent or Realtor. _____