

BUYER INFORMATION:	PROPERTY LOCATION:
Name _____	Address _____
Address _____	City/State/Zip _____
City/State/Zip _____	
Phone _____	REALTOR: _____
Email _____	

This is a report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS printed on each preceding page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

INSPECTION AGREEMENT

(PLEASE READ CAREFULLY)

A+ INSPECTION SERVICES agrees to conduct an inspection for the purpose of alerting the CLIENT to major defects and deficiencies on the condition of the current condition of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT, no third party accepted. The written report will include the following only:

- Structural
- Basement
- Electrical
- Plumbing
- Hot water heater
- Heating and air conditional (temperature permitting)
- * Quality and condition of major systems
- * General interior (accessible and visible areas)
- * Ventilation and visible insulation
- * General exterior (roof, gutter, chimney, drainage, grading)
- * Kitchen and baths

It is understood and agreed that this inspection survey will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection. Items and systems will not be dismantled nor will furniture, appliances or storage be moved to conduct this inspection. Interior cavities of walls will not be inspected. We cannot guarantee or warranty against basement water penetration and roof leaks in this report. We can only give opinions on the condition of the house at the time of the inspection.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards, included but not limited to mold, bacteria, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and airborne hazards. Also excluded are inspections and reports on swimming pools, wells, septic systems, underground storage tanks, security systems, cosmetic surfaces, flooring, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence or absence of animals, termites and other insects. Municipal water and sewer systems are excluded, as well as public utilities that are buried underground.

THE PARTIES AGREE THAT A+ INSPECTION SERVICES AND ITS AGENTS ASSUME NO LIABILITY OR RESPONSIBILITY FOR THE COST OF REPAIRING OR REPLACING ANY UNREPORTED DEFECTS OR DEFICIENCIES, EITHER CURRENT OR ARISING IN THE FUTURE OR FOR ANY PROPERTY DAMAGE, CONSEQUENTIAL DAMAGE OR BODILY INJURY OF ANY NATURE. (THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM.) IT IS UNDERSTOOD AND AGREED THAT SHOULD A+ INSPECTION SERVICES AND/OR ITS AGENTS OR EMPLOYEES BE FOUND LIABLE FOR ANY LOSS OR DAMAGE RESULTING FROM A FAILURE TO PERFORM ANY OF ITS OBLIGATIONS, INCLUDING BUT NOT LIMITED TO NEGLIGENCE, BREACH OF CONTRACT OR OTHERWISE THEN THE LIABILITY OF A+ INSPECTION SERVICES OR ITS AGENTS OR EMPLOYEES SHALL BE LIMITED TO A SUM EQUAL TO THE AMOUNT OF THE FEE PAID BY THE CLIENT FOR THE INSPECTION AND REPORT. A+ INSPECTION SERVICES RESERVES THE RIGHT TO INSPECT ALL CLAIMS BEFORE REPAIRS OR REPLACEMENT IS CONDUCTED ,OTHERWISE WE RESERVE THE RIGHT TO VOID ALL CLAIMS. A+ INSPECTION SERVICES ASSUMES NO LIABILITY FOR ANY REMARKS OR RECOMMENDATIONS CONTAINED HEREIN, OR ANY ACTIONS ON THE PART OF THE CLIENT IN RELIANCE ON THIS REPORT. THIS REPORT IS FOR THE EXCLUSIVE USE OF THE CLIENT. A+ INSPECTION SERVICES ASSUMES NO THIRD PARTY LIABILITY. PAYMENT IS DUE UPON COMPLETION OF THE INSPECTION REPORT. REINSPCTIONS ARE DONE AT AN ADDITIONAL CHARGE. ALL CLAIMS MADE OR ATTEMPTED AGAINST A+ INSPECTION SERVICES MUST BE MADE IN WRITING WITHIN 90 DAYS OF SIGNING THIS AGREEMENT. ANY CLAIMS MADE HEREAFTER ARE VOID. A+ INSPECTION SERVICES IS NO LONGER LIABLE AFTER 90 DAYS.

A+ Inspection Services may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. By signing this agreement you authorize our third party service providers to call you at the numbers you have provided to discuss special service offers.

For A+ Inspection Services _____ Date _____

Client / Responsible Party _____ Date _____

H.I. Fee: \$ _____	Termite: \$ _____	Radon: \$ _____	Interior Gas: \$ _____	Water/Well Flow Testing: \$ _____	TOTAL: \$ _____
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