

CONTRACT FOR VISUAL HOME INSPECTION

Client.....Mr. & Mrs. Homebuyer

Property Address.....1111 Oak Dr. Charleston, SC 29412

Fee.....\$ call for quote

It is hereby agreed between Inspector and Client that Inspector will perform ONLY A VISUAL HOME INSPECTION according to the following terms and conditions.

- 1. ARBITRATION: THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES AND IS EXPRESSLY AGREED THAT ANY DISPUTE, CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THIS AGREEMENT WILL BE SUBMITTED TO BINDING ARBITRATION WHICH REQUIRES ARBITRATION BE PERFORMED BY CONSTRUCTION ARBITRATION SERVICES, INC.**
- The Inspector will perform only a VISUAL INSPECTION of the READILY ACCESSIBLE AREAS OF THE HOME to determine the structural and mechanical integrity of the home as they are found ON THE DAY OF THE INSPECTION. Conditions that are hidden, concealed, or that can not be seen by VISUAL INSPECTION are not covered. Insulation is not removed for the inspection; Inspector gives no consideration to cosmetic aspects of the home, appliances, water softeners, humidifiers, **ONLY BUILT-IN APPLIANCES ARE INSPECTED. POOLS, SECURITY SYSTEMS AND SPRINKLER SYSTEMS ARE NOT INCLUDED. EQUIPMENT IS NOT DISMANTLED FOR INSPECTION. THIS IS NOT AN ENGINEERING STUDY OR A TECHNICALLY EXHAUSTIVE REPORT. FOR AN ENGINEERING STUDY OR A TECHNICALLY EXHAUSTIVE REPORT, A SPECIALIST WILL BE HIRED AT AN ADDITIONAL FEE.**
- 3. NO REPRESENTATIONS REGARDING CODES OR REGULATIONS:** No representations are made regarding COMPLIANCE with any GOVERNMENTAL or OTHER CODES or REGULATIONS, including codes regarding building, sewer, electrical, mechanical or zoning, nor are representations made regarding geological factors, water, soil, or material analyses, or HEALTH or ENVIRONMENTAL ISSUES (MOLD). **THIS REPORT is a VISUAL INSPECTION OF READILY ACCESSIBLE AREAS. NO ADDITIONAL WARRANTIES ARE EXPRESSED OR IMPLIED,** there is no GUARANTEE of adequacy or performance of structural, electrical or mechanical systems or their component parts. **THE VISUAL INSPECTION IS NOT AN INSURANCE POLICY AGAINST LATENT, UNDISCLOSED OR FUTURE CONDITIONS.** CLIENT ACKNOWLEDGES THAT THE VISUAL CONDITIONS ON THE DAY OF THE INSPECTION MAY CHANGE THEREAFTER AND REQUIRE SUBSEQUENT REPAIR
- 4. RIGHT OF REINSPECTION:** In the event that an inspected element or component of the property is discovered as requiring repairs or replacements that differ from those stated in the VISUAL INSPECTION REPORT, Client shall inform Inspector **IN WRITING WITHIN 10 DAYS**, and allow the inspector to REINSPECT the element or component before Client **REPAIRS OR REPLACES IT**. If Client does repair or replace the item before Inspector has had an opportunity to reinspect it, Client **WAIVES ANY AND ALL ACTIONS AGAINST INSPECTOR** for failure to adequately inspect such items. The Client should exercise their right to complete a **WALK THROUGH BEFORE CLOSING** to see if any conditions have changed since the INITIAL VISUAL INSPECTION.
- 5. LIMITATION OF LIABILITY:** Inspector's liability is specifically limited by the parties' execution of this CONTRACT, TO THE INSPECTION FEE DOLLAR AMOUNT SHOWN ABOVE, OR BY THE ARBITRATION FINDINGS.
- 6. REPORT FOR BENEFIT OF CLIENT ONLY:** The inspection report to be provided to Client is being prepared at Client's request and for the benefit of Client only. Third parties are not entitled to use or rely upon the inspection report or the terms of this Contract. No verbal representations or statements may be relied upon by Client unless the same is contained in the written inspection report.
- 7. STANDARDS OF PRACTICE:** Inspector shall perform the inspection according to the "Standards of Practice" recommended by the AMERICAN SOCIETY of HOME INSPECTORS (ASHI). A copy of the "Standards of Practice" is available upon request.

BY: _____ 00/00/00

BY: _____ 00/00/00

FOR: American Inspection Service, Inc.

For:

5601 Hyde Park Rd. - Ravenel, SC 29470-5294
(843)556-3755

Please sign contract fax to 843-556-1345 along with copy of the check and mail check or we will accept MC or VISA for payment Thank you