

## All Star Home Inspections Inspection Contract Agreement

This contract is an agreement between the client \_\_\_\_\_ and Chucks Inspection Services LLC DBA All Star Home Inspections (All Star) to perform an inspection of the home or building listed below according to the "Standards of Practice" of InterNACHI (which can be viewed on InterNACHI web site). These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. **Areas that are inaccessible are not part of this inspection** including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional.

\_\_\_\_\_ As the buyer or seller it is your responsibility to be informed of any recalls that may be (clients Initials) related to your home that may include but not limited to siding, shingles, electrical, appliances, and sheetrock. Your signature below is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not and will not dismantle or perform testing in making his inspection. It is beyond the scope of the inspector to go on the roof. If a more detailed roof inspection is desired then it is recommended that the client hire a professional roofer to go on the roof. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

\_\_\_\_\_ The client will pay the sum of \$ \_\_\_\_\_ for the inspection of the property (being the (Clients Initials) residence, any attached structures located at \_\_\_\_\_.

\_\_\_\_\_ The client has had an opportunity to consult with and price other home inspectors in the local (clients Initials) area before signing this contract.

The cost of the home inspection is based upon house under roof square footage of the home to be inspected. Payments must be made at the time of inspection. All Stars agrees to provide you with a report within three business days or sooner by the client providing their email address \_\_\_\_\_

Clients Current Address. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number \_\_\_\_\_

\_\_\_\_\_ Payable at time of the inspection.  
(Clients Initials)

\_\_\_\_\_ The purpose and scope of this inspection is to provide you with a better understanding (Clients Initials) of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing as viewed from the ground, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances. The inspection and inspection report do not in any way constitute a guarantee or insurance policy. Additionally, neither the Inspection nor Inspection Report are substitutes for any real estate transfer disclosures which may be required by law.

\_\_\_\_\_ The inspection will **not** include an appraisal of the value, termite inspection, or a survey.  
(Clients Initials) The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

\_\_\_\_\_ A House Fax bill be sent along with you home inspection report if one is available. This report will show permitted work that has been done to the home. The information is provided by a third party and based upon available county records and may or may not contain all information needed to determine if any work has been done to the home that required a permit.

Our inspection does not include the inspection or any part of testing or determining (Clients Initials) whether or not **these conditions exist such as:** Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols or Chinese dry wall. Soil or geological conditions. Pools and or equipment related to pools, spas. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum, solar systems or lightening arrestors. Roofing is limited to a visual inspection from the ground, roof boots, vents, valleys, installation of shingles and other roofing components are inspected from the ground. This inspection **does not** include a **test** on "Synthetic Stucco"- EIFS. All Star will not operate heating or cooling systems in temperatures that may cause damage to the unit. Air conditioning system will not be operated by All Star in outside temperatures of 65 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic tank and septic field inspections are not inspected and are not part of this contract. All Star does not inspect for code compliance or ordinances. Detached buildings or garages can be inspected for an additional charge and are **NOT** part of the home inspection process.

The home inspection report is an "opinion" of All Star. Our interpretation of what is good (Clients Initials) or fair condition, may be different than yours. The client is encouraged to be present at the time of inspection so the client will have a better understanding of our opinion on conditions of the premises. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. Said specialist for that particular field or trade shall determine what steps are necessary to correct any problems. Troubleshooting by said specialist may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. The purpose of this inspection is to reduce the risk of finding a potential problem, not to eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims.

**THE LIABILITY OF ALL STAR HOME INSPECTIONS AND OF THE HOME**  
(Clients Initials) **INSPECTOR FOR MISTAKES OR OMISSIONS IN THE INSPECTION REPORT IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. THIS LIMITATION APPLIES TO ANY PERSON, INCLUDING CLIENT'S SPOUSE, EXECUTORS, HEIRS, ADMINISTRATORS OR AGENTS, WHO SUFFERS ANY LOSS, PERSONAL INJURIES OR PROPERTY DAMAGE FROM MISTAKES OR OMISSIONS DUE TO OR RELATING TO THE INSPECTION OR INSPECTION REPORT. CLIENT EXPRESSLY ASSUMES THE RISK OF ALL LOSSES AND DAMAGES GREATER THAN THE FEE PAID FOR THE INSPECTION AND AGREES TO ACCEPT A REFUND OF THE FEE PAID FOR THE INSPECTION AS FULL SETTLEMENT OF ANY AND ALL CLAIMS AGAINST THE COMPANY AND/OR THE HOME INSPECTOR. ALL CLAIMS MUST BE SUBMITTED WITHIN 30 DAYS OF THE DATE OF THE INSPECTION.**

It is recommended that the client consult with their Realtor regarding the purchase of a (Clients Initials) home warranty if the home they are purchasing or selling is a resold home.

