

Auburn Home Inspection
622 Scottwoods Dr.
Auburn, AL 36830
Comprehensive Whole House Inspection Agreement
Alabama State License Number: HI-0932

Auburn Home Inspection, hereafter referred to as AHI, 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 upon completion of inspection, unless otherwise noted and initialed by both parties. AHI 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 by a verbal statement with witnesses. The scope of the inspection shall be limited to the following:

- Visual aspects of structural condition
- Basic electrical and plumbing systems
- Heating and air conditioning systems
- Foundation and basement
- Insulation and ventilation
- Kitchen and appliances
- General interior including wall, ceilings, floors and windows
- General exterior including roof, gutter, chimney, and siding

Areas that may or may not be detected in the inspection but not limited to include:

- Environmental problems, including but not limited to any gas including radon, the presence of mold, lead, formaldehyde, under ground storage tanks.
- Wells, water conditioners, sewer, septic systems, alarm systems, irrigation systems, or heat exchangers.
- Detached buildings other than garages.
- Hidden or latent defects.
- Insect or other infestations.
- Recreational facilities.
- Seawalls, break walls, or docks.

The inspection is not intended to be considered as a guarantee or warranty, nor any form of insurance, expressed or implied, regarding the adequacy, performance, or condition of such property, items and systems inspected and it should not be relied upon as such.

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. Should any element of this agreement be declared void, it shall be stricken and the remaining provisions shall remain in full force and effect. Any notices required to be served shall be served upon AHI at 622 Scottwoods Dr. Auburn, AL 36830, (334) 524-6302. 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 Lee County, Alabama. It is further understood and agreed that AHI, its officers and/or employees, assume no liability and shall not be responsible for any mistakes, omissions, or errors in judgment 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.

HOLD HARMLESS AGREEMENT: Client agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

Client Initials: _____

Client Signature: _____ Date: _____

Place of Employment: _____

Email Address: _____

Phone Number: _____

For Auburn Home Inspection: _____, its owner.

Date: _____

Payment is due 10 CALENDAR days past date of inspection. A late payment charge past 10 calendar days is \$25.00. After 30 CALENDAR days of inspection date, if payment is not received in full, \$25.00 will be charged monthly until payment is received in full.