

HOME INSPECTION AGREEMENT

(Please read carefully)

Homebuyers Inspection Service

P.O. Box 327 Senatobia, MS 38668 Phone (901)487-6655

inspector329@comcast.net

Inspector/Owner: Veo A. Moore

THIS INSPECTION AGREEMENT IS INTENDED TO BE A LEGALLY BINDING CONTRACT.

Client Name(s): _____ Report #: _____

Property Address: _____

Client Phone : _____ Entry Contact _____

Agreed Inspection Fee \$ _____

Additional Fee(s) _____ \$ _____

Additional Fee(s) _____ \$ _____

TOTAL INSPECTION FEES: \$ _____

1. Client requests a limited visual inspection of the residential structure identified at the above address by the listed inspector of the above company, herein after collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for Company's entrance on to the property.

2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any questions they may have.

3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY: (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with Client's transition, and agree not to transfer or disclose the report to any person other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and/or a bank or other lender for use in Client's transition only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.

4. Company agrees to perform a limited visual inspection of the residential structure at the above address and to provide Client with a written opinion as the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies, as they exist at the time of inspection. The inspection will be performed in a manner consistent with The Mississippi Standards of Practice and Code of Ethics. A copy of these Standards are provided upon request.

5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing, or those areas/items which have been excluded by the Mississippi Standards of Practice and/or by agreement of the parties is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of this agreement. Maintenance and other items may be discussed but will NOT form a part of the inspection report. The following areas/items, system and components are among those NOT included in the inspection:

- Code and zoning violations
- Permit research
- Geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing
- Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus.
- Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or indoor/outdoor air quality, PCB's or other toxins
- Environmental hazards
- Private water or sewage systems
- Security or fire safety systems
- Fire and lawn sprinklers
- Pools, spas, hot tubs, saunas, steambaths, fountains or other types of/or related systems and components
- Freestanding Appliances
- Antennas or other installed accessories
- Automatic gates
- Repair cost
- Boundaries, easements or right of way

- System or component life expectancy
- Building value appraisal
- Latent or concealed defects
- Items specifically noted as excluded in the inspection report

If inspection is desired of any of the areas/items, system of components listed above, then Client shall contact the appropriate professionals.

6. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

7. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

8. Client understands and agrees that any claim arising out of or related to any act or omission of Company in connection with the inspection of the residential structure, as limited herein, shall be made in writing and reported to Company within ten(10) business days of discovery. Client further agrees to allow Company to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Company as stated above shall constitute a waiver of any and all claims Client may have against Company.

9. Any dispute, controversy, interpretation of claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to the inspection and inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction arbitration Services inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgement on the Award maybe entered in any Court of competent jurisdiction.

10. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by Company in the performance of a limited visual inspection of the general condition of the structure's system and components as described in Paragraph 4 and production of a written inspection report, that because of the limited nature of this inspection, the inspection cannot be expected to uncover all defects or deficiencies within the structure and that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such

services. Thus, Client and Company agree that in the event that Company breaches its obligation or duty to perform such service and Client is thereby damaged, then the liability of Company (including it's officers, agents and employees) shall be fixed at the total cost of the inspection and this liability shall be exclusive.

Client's Initials _____

11. This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall charge, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administration, successors, assigns and representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____

Signature of Client _____
(One signature binds all parties)

Dated _____



For the Company _____
Veo A. Moore owner/inspector