

Highland Home Inspections

HOME INSPECTION GENERAL CONTRACT

PLEASE READ THIS AGREEMENT CAREFULLY.

COMPANY agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property in accordance with the International Association of Home Certified Home Inspectors (InterNACHI) STANDARDS. The inspection and written report are performed and prepared for the sole, confidential and exclusive use and possession of the **CLIENT**; **the report is nontransferable.**

The written report will include the following items only, based on visual and functional inspection. The inspection in no way guarantees any part of the inspected property to be in compliance to local or national building codes.

- * General exterior, including roof, siding, windows, chimney, drainage and grading.
- * Structural condition of foundation & frame.
- * Electrical, plumbing, hot water heater, heating and air conditioning.
- * General interior, including ceilings, walls, floors, windows, insulation and ventilation.

Maintenance and other items may be discussed but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present local or governmental codes or regulations of any kind and is only based on the inspector's opinions only. _____

Initials

It is understood that the inspection is not a building code inspection. _____

Initials

It is understood and agreed that the inspection 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; equipment, items and systems will not be moved or dismantled. Detached structures are not included. The COMPANY will be under no obligation under any circumstances for any further follow-up inspection.

ENVIRONMENTAL HAZARDS including asbestos, lead paint/pipes/solder, radon, urea formaldehyde, toxic wastes, polluted water, contaminants and all pollutants and hazardous material are not part of this survey/inspection. _____

Initials

Auxiliary systems such as Alarm, Solar, Private Water, Private Sewer, Septic, Security, Sprinkler, Elevator, Intercom, Central Vacuum, Swimming Pools, Space Heaters, Air Conditioners, Appliances, Jacuzzis, Spas, Saunas, or any system not considered a part of the major building systems are not a part of the inspection process. In addition, no inspection for household insects or rodents will be done. _____

Initials

The parties agree that the COMPANY, and its employees and 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 GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should COMPANY and/or its agents or employees be found liable for any loss or damages 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 COMPANY and/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.

Standards of Practice (S.O.P.) – The **Kentucky Board of Home Inspectors, (KBHI)** requires all licensed home inspectors to subscribe to a “**Standard of Practice**” as required for member inspectors in one of the organizations whose standards are acceptable and approved by the KBHI.

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