

# Agreement and Disclaimer

This is an agreement between Friendly Building Inspections Inc, and the client as listed below to perform an inspection of the home or building at the below stated address.

Friendly Building Inspections agrees to perform a visual inspection and to offer an opinion as to the general condition of various components of the structure, to include: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating/Air Conditioning, Interiors, Insulation Ventilation, Drive, Walkways, Site and Site Drainage, Screen Enclosures, Doors and Windows, Appliances, Cabinetry and other items not mentioned, according to the American Society of Home Inspectors (ASHI).

This Inspection is limited to accessible areas only. Inaccessible areas include, but are not limited to : behind walls, under carpeting or other types of floor covering, below soil, behind or under furniture or other obstructions, any areas with potential health or safety hazards, and areas considered too small or areas where potential damage may result from inspector's activities.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the inspection, and to determine whether or not a system or component works as intended. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in the structure.

The client understands that the inspector did not build or perform work on this building and is not responsible or liable for anything other than preparing the report and opinion.

Our inspection report may indicate that some reported items may indicate that a specialist(s) such as an engineer, plumbing contractor, electrical contractor, or other licensed person is needed to determine or repair deficiencies. We only inspect. We do not repair or contract to repair any items reported.

Our inspections include the items mentioned above and other items required by the American Society of Home Inspectors. We do include a Visual inspection for pests, insects, mold and Chinese Drywall during the normal course of our regular inspection. When requested we will prepare test kits and submit the gathered medium to a laboratory for analysis for both Mold and Radon. We are not liable for the accuracy of the laboratory or its findings. Unless otherwise previously agreed to, the following are specifically excluded from this inspection, wood boring organisms, asbestos, lead, mold, fungi, formaldehyde, soil conditions, water filtration systems, wells, phone, cable, satellite, window treatments, septic systems, minor cosmetic issues, and others beyond the scope of a general visual building inspection.

The inspection report is an opinion, and may be different from yours. We are not a home warranty company. The purpose of this inspection is to reduce the risk of potential problems, not to eliminate them. The limited liability of the inspector and Friendly Building Inspections, Inc, is to a refund of of the fee paid.

It is the client's responsibility to ensure that permission from the building's owner to enter and inspect the site is obtained and that access is available at the date and time agree to.

It is the client's responsibility to ensure that the utilities (water, electric and gas if applicable) are turned on for the inspection.

THIS IS NOT A TECHNICALLY EXHAUSTIVE REPORT; Should a technically exhaustive report be desired, a separate contract specific to that report will be prepared.

The fee for this inspection is \_\_\_\_\_, payable in cash or check, upon delivery of the report, unless otherwise previously agreed to.

The client understands and agrees that the Inspection and Report is Friendly Building Inspections, only responsibility. Whether or not you choose to close on the sale of the inspected property has no effect on this agreement.

The client's Realtor, Real Estate Agent or personal agent has permission to receive a copy of the Inspection Report **INITIAL** Yes \_\_\_\_\_ No \_\_\_\_\_

Inspection Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Phone Number \_\_\_\_\_

Current Address \_\_\_\_\_ email address \_\_\_\_\_

Listing Agent \_\_\_\_\_ Phone \_\_\_\_\_ email address \_\_\_\_\_

Selling Agent \_\_\_\_\_ Phone \_\_\_\_\_ email address \_\_\_\_\_