

A & R Building and Home Inspections

Pre- inspection agreement:

A&RHI agrees to conduct a visual inspection of the readily accessible areas of the building and property. In accordance with the terms and conditions of this PRE - INSPECTION AGREEMENT, for informing you the customer of major defects and deficiencies in the condition of the building and property. Extremely strict and professional standards will be used in the inspection of the building and property. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of YOU the customer. The written report will include the following but not limited to.

It is understood and agreed that this inspection is 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 dismantled.

This is not a compliance inspection for past or present government codes or regulations of any kind.

“THE HOME INSPECTOR WILL NOT DETERMINE AND THE REPORT PROVIDED UPON COMPLETION OF THE HOME INSPECTION WILL NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAS BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS”

“THE HOME INSPECTOR DID NOT DETERMINE AND THIS REPORT DOES NOT CONTAIN A DETERMINATION OF WHETHER THE HOME OR COMPONENTS AND/OR SYSTEMS OF THE HOME THAT HAVE BEEN INSPECTED CONFORM TO LOCAL OR STATE BUILDING CODE REQUIREMENTS.”

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos urea formaldehyde, toxic or flammable chemicals, and water or airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security system, phone systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the absence or presence of rodents, termites, and other insects.

The parties agree that A&RHI and its employees assume "NO" liability or responsibility for the cost of repairing or replacing any unreported 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 to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item, or system. A&RHI is "NOT" an insurer of any inspected conditions. This report is valid for 30 days. This report belongings to the person who pays for the services performed.

It is understood and agreed that A&RHI and its employees be found liable for any loss or damage resulting from failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of A&RHI and its employees shall be limited to the sum equal to the amount of the fee paid by you the customer for the inspection and report.

Property Address: _____

Clients Name & Signature: _____ Date: _____