

**INSPECTION AGREEMENT**  
**Major Structural and Electromechanical Inspection**

Property Address

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 American Society of Home Inspectors (ASHI) and the State of Tennessee 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 only:

- \* 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 governmental codes or regulations of any kind and is only based on the inspectors opinions.

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, Mold, Fungus, Lead, Radon, Cockroaches, Rodents, Pesticides, Treated Lumber, Mercury, Carbon Monoxide, Urea Formaldehyde, Toxic Wastes, Polluted Water, Contaminants and all Pollutants and Hazardous Materials or other similar environmental hazards are not part of this Home Inspection. In addition, no inspection for household insects or unwanted animals will be done.

This report does not address Subterranean Systems or system components for Sewage Disposal, Water Supply, or Fuel Storage or Delivery. Auxiliary systems such as Alarm, Security, Intercom, other low voltage wiring, Private Water, Sprinkler, Elevator, Central Vacuum, Refrigerators, Laundry Equipment, Solar, Swimming Pools, Hot Tubs, Saunas, Space Heaters, Window Air Conditioners and or any system not considered a part of the major building systems are not a part of the inspection process.

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 AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED INCLUDING REGARDING THE ADEQUACY, OR PERFORMANCE OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THE 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.

The parties agree that the faxed copy of the agreement is to be relied upon in lieu of the original. Acceptance and understanding of this agreement are hereby acknowledged:

\_\_\_\_\_  
CLIENT Date \_\_\_\_\_

\_\_\_\_\_  
PRINTED NAME

Client \_\_\_\_\_  
Job Number \_\_\_\_\_

Date \_\_\_\_\_  
Zip \_\_\_\_\_

**(1) Do you have any concerns about the property where you would like the inspector to pay extra attention?**

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**(2) How did you first learn about HomePro Inspection Inc?**

- I am a previous HomePro Client
- HomePro Web Site
- Realtor name \_\_\_\_\_
- Mortgage Associate name \_\_\_\_\_
- Insurance Agent name \_\_\_\_\_
- Friend/Relative used HomePro name \_\_\_\_\_
- Other describe \_\_\_\_\_
- Phone Book
- ASHI Web Site

**(3) Which phone book do you prefer to use?**

- AT&T
- I didn't know there are two phone book companies
- I use the Internet to look up phone numbers site \_\_\_\_\_
- Yellow Book

**(4) What made you choose HomePro Inspection Inc over other companies?**

Please mark all that apply  
On Site

- Reporting
- Scheduling Time
- Referral
- Yellow Pages Ad
- Telephone interview with inspector
- Insurance Coverage (E&O, Liability)
- Cost of inspection
- Web Posting of Reports
- ASHI Affiliation
- A real person answered the phone

**(5) Would you like to have your report posted at [www.HomeProInspection.com](http://www.HomeProInspection.com)? This allows you and realtors to view and print a legible report with clear pictures.**

Reports are uploaded for one week access

- Please post my inspection report to the web
- Post as: Initial \_\_\_\_\_
- User name = Last name
- Password = St Number
- Do not** post my inspection on the web
- I want to choose a private Username/Password
- Username= \_\_\_\_\_
- Password= \_\_\_\_\_

HomePro will not disclose the above info to realtors.