

AGREEMENT FOR HOME INSPECTION SERVICES

Address of home inspected: _____
City: _____
State: South Carolina
Zip: 294__
Date: _____
Inspector: Robert Gallahorn, Carolina Inspection Services
Client: _____
Inspection Fee: _____

For and in consideration of the promises and terms of this Agreement For Home Inspection Services (this “Agreement”), Inspector and Client hereby agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the subject house and to provide CLIENT with a written inspection report identifying the major deficiencies. This inspection will be of readily accessible areas of the house and is limited to visual observations of apparent condition existing at the time of the inspection only. The written report will include the following systems and items only:

Structural Components	Heating	Central Air Conditioning
Exterior Structure	Grounds	Insulation and Ventilation
Attic	Interior	Basement or Crawl Space
Drainage	Foundation	Built-in Appliances
Electrical	Plumbing	Roof
Fireplaces		

2. Systems and items which are EXCLUDED from this inspection include, but are not limited to, the following: recreational and playground facilities, including, but not limited to, tennis courts and swimming pools; geological and soil conditions; sprinkler systems (fire and lawn); solar systems; water wells; below ground septic and drainage systems; smoke detectors; wiring not part of primary electrical distribution system, including but not limited to, intercoms, cable TV, security systems, and audio systems; portable appliances, including but not limited to, washers and dryers and window air conditioning units; and any items considered cosmetic. Any comments about the foregoing excluded systems and items are informational only and are not part of this inspection. The presence or absence of pests such as wood damaging organisms, mold or fungi, indoor air quality, rodents or insects is excluded from this inspection. The presence of such pests may be noted for informational purposes only. The CLIENT is urged to contact a reputable and licensed specialist if identification and extermination of the pests is desired.
3. The inspection and report will be performed in a manner consistent with the standards of the South Carolina Residential Builders Commission (“SCRBC”) and the terms used in this agreement shall have the same meaning given to them in the SCRBC standards. A copy of the standards of the SCRBC is available for the CLIENT’S review at the INSPECTOR’S office. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. INSPECTOR accepts no responsibility for the use or misinterpretation by third parties.
4. INSPECTOR is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Major deficiencies and defects which are latent or concealed are excluded from the inspection. The inspection is not intended to be technically exhaustive. Equipment and systems will not be dismantled. The inspection report is not a compliance inspection for any governmental codes or regulations.
5. The inspection and report do not address, and are not intended to address, the possible presence of or danger from mold, asbestos, radon gas, lead paint, formaldehyde, pesticides, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances. The

CLIENT is urged to contact a reputable specialist if information, identification or testing for the foregoing is desired.

6. NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS A WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THE INSPECTION AND REPORT ARE NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, OR TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVISABILITY OF PURCHASE OR SUITABILITY FOR USE.
7. **THE PARTIES AGREE, THAT THE MAXIMUM LIABILITY FOR THE INSPECTOR, ARISING FROM ANY FAILURE TO PERFORM ANY OF THE OBLIGATIONS OF THE INSPECTOR UNDER THIS AGREEMENT, IS LIMITED TO AN AMOUNT NOT TO EXCEED THE FEE PAID FOR THE INSPECTION SERVICE.**
8. Payment is due upon completion of the on-site inspection.
9. INSPECTOR is authorized to disclose any and all items in the inspection report or issue additional copies.
YES _____ NO _____ (Client shall initial)
Agent copy _____ Additional copies _____
10. This Agreement represents the entire agreement between the INSPECTOR and the CLIENT. No change or modification shall be enforceable against either party unless such change or modification is in writing and signed by both INSPECTOR and the CLIENT. This Agreement shall be binding upon and enforceable by the parties, and their heirs, executors, administrators, successors and assigns.

Inspector

Client or Client's Representative

If Client's representative:
I hereby warrant that I am authorized to enter into
This Agreement on behalf of Client.

Client Representative