



Buyer's Best Home Inspection, LLC

6893 Vantage Court
Florence KY 41042
Office 859-586-4945 www.buyersbest.net

INSPECTION AGREEMENT

Customer: _____ Inspection Date _____

Property Address: _____

The inspector agrees to inspect the property for the purpose of informing the customer as to major deficiencies or defects, visually observed, which could significantly affect the value of the property. It will include a report on (if applicable):

Apartment Style Condominium Inspections Include:

- ♦electrical, plumbing, water heater, heating and air conditioning (weather permitting)
- ♦quality, condition ♦general interior, including ceilings, walls, floors, windows
- ♦kitchen and built-in appliances

Whole House Inspections (includes Townhouse Style and Patio Style Condominiums) include above PLUS:

- ♦structure and foundation ♦basement ♦attic ♦insulation and ventilation ♦general exterior, including roof, chimney, drainage, grading

This inspection is performed to meet or exceed the standards as set forth in the **STANDARDS OF PRACTICE** of the National Association of Certified Home Inspectors (NACHI) and are a part of the report. These guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

It is understood and agreed that this inspection will be of readily accessible areas of the structure and is limited to visual observations of apparent conditions existing at the time of the inspection. Soil conditions, geological stability, and engineering and structural analysis are beyond the scope and purpose of this inspection. Testing for these can only be provided for a separate fee and a separate contract by qualified contractors. Cosmetic items are not included in this report. Additional clarification of the purpose and scope of the inspection as well as general limitations and exclusions are available in the body of the inspection report. Make sure you read the entire report.

The Inspector is not required to move furniture, personal goods or equipment which may impede access or limit visibility. The Inspector is not required to evaluate the condition or presence of storm windows, storm doors, shutters, screens, awnings and other such accessories, or to determine their functional efficiency. Intercoms, security systems, fences, timers, spas, hot tubs, swimming pools, lawn sprinkler systems and water conditioning equipment are not inspected or evaluated. Septic system dye tests are not a guarantee or warrantee of system function, capacity, suitability or longevity. No destructive or disruptive testing procedures are performed by the Inspector. Design problems and adequacies are not within the scope of the inspection. The Inspector will not determine the age, operational capacity, quality, or suitability for a particular use of the items inspected.

The inspection is furnished on an opinion only basis and is made solely for the information of the customer. **NO WARRANTY OR GUARANTEE** is made, nor is this report any insurance that items found acceptable will remain so far any period of time, or that additional defects do not exist. The inspection is not a compliance inspection or certificate for past or present governmental or local codes or regulations. It does not include concealed or non-visible mold, mildew, radon, lead, water and any other environmental. Rodents, insects or pests are beyond the scope and purpose of this inspection. Testing for these environmental hazards can only be provided for a separate fee and a separate contract. Detached buildings are not inspected unless specifically included at an additional fee. The inspection is a reflection of the conditions observed on the day of the inspection only.

Estimates for repair costs are to be used as a guide only, and are based on current rates of professional licensed contractors. Estimates by different contractors or companies generally vary in price which is sometimes considerable. ACTUAL REPAIR COSTS SHOULD BE DETERMINED BY THE CUSTOMER PRIOR TO CLOSING.

You acknowledge that this inspector is licensed by the Kentucky Board of Home Inspectors which have laws and regulations in place to protect you, the consumer. Whether you are an Ohio or Kentucky customer, you acknowledge that Chapter 411 of the Kentucky Revised Statutes contain important requirements you must follow before you may file a lawsuit for defective construction against the home inspector of your residence. You must deliver to your home inspector a written notice of any conditions you allege that your home inspector failed to include in the home inspection report and provide your home inspector the opportunity to view the alleged conditions before any repairs are made and if conditions are determined to be within the scope of the inspection standards, allow the inspector to make an offer to repair or pay for the defects. You are not obligated to accept any offer made by the home inspector. There are strict deadlines and procedures under state law, and failure to follow them may affect your ability to file a lawsuit.

Any controversy or claim arising of, relating to or in connection with this contract, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The customer agrees to notify Buyer's Best Home Inspection, LLC, by telephone and in writing of any time in question and to allow the inspector access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with Buyer's Best Home Inspection, LLC relieves Buyer's Best Home Inspection, LLC of any and all liability.

Customer may cancel home inspection at least 24 hours in advance of scheduled appointment time without penalty. If customer fails to cancel a home inspection within 24 hours of the scheduled appointment time, customer will pay Buyer's Best Home Inspection seventy-five percent (75%) of the scheduled inspection fee.

STANDARD INSPECTION

The customer requests the standard visual inspection of the readily accessible areas of the structure. The inspection is limited to visual observation existing at the time of the inspection. The customer agrees and understands that the maximum liability incurred by the Inspector/Buyer's Best Home Inspection, LLC for errors and omissions in the inspection shall be limited to the greater of the amount of the fee paid for the inspection or \$500.00. The customer agrees and understands that the fee established for this inspection does not include follow-up visits to property to review work that has been completed since inspection. Follow-up visits can be provided for a separate fee and separate contract. Customer agrees and understands that this inspection is not a technically exhaustive inspection. (A technically exhaustive inspection requires specialist in each component of the home and is invasive and can cause damage to the home.) (If this is a joint purchase, signee represents actual authority to sign for all parties.) Initial all that apply: [] Whole House Inspection [] Termite [] Detached Building (specify) _____ [] Radon [] Septic [] Mold [] Other (specify) _____
Total Inspection Fee \$ _____ **Customer to receive report within 48 hours of inspection.**
Customer to receive report [] Electronically with E-Mail notification or [] Hard Copy.

DATE: _____ CUSTOMER: _____
I have read and accept the terms of this Agreement)

Customer Email Address _____

Customer Mailing Address _____

The inspection report is meant solely for the use of the customer(s) hiring Buyer's Best Home Inspection, LLC to perform the inspection and not for third party use without the express written consent of the customer(s). **By initializing below**, customer authorizes Buyer's Best Home Inspection, LLC to discuss the findings of this report as well as forward copies of report on their behalf.

Buyer's Agent _____ Seller's Agent _____ Home Owners _____ Repair Technicians _____ Others _____

DATE: _____ BUYER'S BEST HOME INSPECTION, LLC by: _____

Steve Wolfe LIC #2089 Kathy Wolfe LIC #2078 Tony Schepis LIC #3000