



ACCURATE HOME ANALYSIS

Client Name(s) _____

Client Phone Numbers: _____

Client Email Address: _____

Client Billing Address: _____

Address of Property to be inspected: _____

City, State, Zip Code: _____

City, State, Zip Code: _____

Other Items to be inspected: _____

Date and Time of Inspection: _____

Total Fee \$: _____

This inspection report is a visual inspection of the readily accessible areas of the property listed above, in accordance with the terms and conditions contained in the following Inspection Agreement, which is part of and integral to this report. Additional items to be inspected, listed above, are also covered by the Inspection Agreement. Failure to attend and participate limits the client's full benefits of the inspection. Use of the written report and payment constitutes acceptance of the terms and conditions for non-attending clients. The inspection is not technically exhaustive and conforms to the Georgia Association of Home Inspectors Standards of Practice. It is the responsibility of the client to **read completely** the remarks printed on each page of the report.

INSPECTION AGREEMENT

Accurate Home Analysis, Inc. (the Company) agrees to conduct a limited visual inspection for the purpose of informing the Client of defects in the condition of the property, subject to the release and limitation of liability listed below. The inspection and report(s) are performed for the sole, confidential and exclusive use and possession of the Client. The written report(s) will include the additional items listed above and the following items only:

- | | | |
|---|-----------------------------|---------------------|
| Roof | Exterior | Fireplace |
| Plumbing System | Electrical System | Heating and Cooling |
| Doors, Windows, and Interior | Insulation and Ventilation | Garage |
| Basement, Foundation, Crawlspace, and Structure | Built-In Kitchen Appliances | |

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observation 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. Maintenance and other items may be discussed, but they are not a part of this inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

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 mold, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other pests.

Release and Limitation of Liability

It is understood and agreed that the Company is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The Client hereby releases and exempts the Company and its agents and employees of and from all consequential damage or personal injury of any nature.

In the event the Company and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of the Company and its agent and employees shall be limited to a sum equal to the total fee paid by the customer for each inspection and report. The Client shall, within one calendar year from the date of the inspection, inform the Company in writing of any claims and allow up to five working days for inspection by an authorized representative of the Company, prior to repairing any item in question. Failure to do so will forfeit all rights against the Company regarding the item in question. Should any suit or arbitration arise to enforce or interpret this instrument, the prevailing party shall recover all reasonable attorneys' fees and all costs from the other party.

Client and Company agree that should a court of competent jurisdiction determine and declare that any portion of this Agreement is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

Acceptance and understanding of this agreement are hereby acknowledged:

Accurate Home Analysis, Inc.

Date

Client

Date