

BUYER INFORMATION

INSPECTION LOCATION

NAME:	Address:
Address:	City/State/Zip:
City/State/Zip:	
Phone:	Realtor:
Email:	

This is a report of a visual inspection of the readily accessible areas of this building. In accordance with the terms and conditions contained in the INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS printed on each preceding page and call us for an explanation of any aspect of this report (written or printed) which you do not fully understand.

Inspection Agreement (Please read carefully.)

A+ INSPECTION SERVICES INC. agrees to conduct an inspection for the purpose of alerting the CLIENT to major defects and deficiencies on the current condition of the property. This inspection and report are performed and prepared for the sole, confidential and exclusive uses and possession of the CLIENT, no third party accepted. This written report will include the following of readily accessible and visible areas:

Structural (accessible & visible areas)	Quality and condition of major systems	Fireplace
Basement (accessible & visible areas)	General interior (accessible and visible areas)	Hot water heater
Electrical (accessible & visible areas)	Heating and air conditioner (temperature permitting)	Kitchen and baths
Plumbing (accessible & visible areas)	General exterior (roof, siding, gutters, chimney, drainage, grading)	Ventilation and visible insulation

Limits of Liability

This is a report of a visual inspection of the readily accessible areas of this building at the time of the inspection in accordance with the terms and conditions contained in the INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS printed on each preceding page and call us for an explanation on any aspect of this report written or printed which you do not fully understand.

All inspections are conducted according to ASHI, NACHI, and State of Ohio Standards of Practice. This report is prepared in accordance with Chapter 4764 of the Ohio Revised Code and the rules adopted thereunder. The inspection is being conducted as defined in Section 4764.01C of the revised code. This inspection is visual; it is based upon the experience and opinion of the inspector. The inspection is based upon what was visible and evident at the time of the inspection. The home inspection you receive is a non-invasive examination of readily accessible items identified in the inspection report. It is not meant to be technically exhaustive. A+ Home Inspections is not liable for defects to the utility services such as water, electric, sewer and/or gas when these services were not connected or turned on to be inspected during the inspection. This also covers the applicable appliances and fixtures that these utilities service. Re-inspections are conducted for a fee. Buyer or agent must contact us to schedule.

A+ INSPECTION SERVICES agrees to conduct an inspection for the purpose of alerting the CLIENT to major defects and deficiencies on the condition of the current condition of the property at the time of the inspection. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT, no third party accepted. The written report will include the following only that are readily accessible and visible at the time of the inspection: structural, basement, electrical, plumbing, hot water heater, heating and air conditioner (temperature permitting), quality and condition of major systems, general interior, ventilation and visible insulation, general exterior (roof, siding, gutters, chimney, drainage, grading) fireplace, kitchen and baths.

It is understood and agreed that this 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. Items and systems will not be dismantled nor will furniture, appliances or storage be moved to conduct the inspection. Interior cavities of walls will not be inspected. We cannot guarantee or warranty against basement water penetration and/or roof leaks in this report. We can only give opinions on the condition of the house at the time of the inspection.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past and 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, included but not limited to mold, bacteria, radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals and airborne hazards. Also excluded are inspections and reports on swimming pools, wells, septic systems, underground storage tanks, security systems, cosmetic surfaces, flooring, central vacuum systems, water softeners, humidifiers, sprinkler systems, fire and safety equipment, and the presence or absence of animals, termites and other insects. Municipal water and sewer systems are excluded, as well as public utilities that are buried underground.

THE PARTIES AGREE THAT A+ INSPECTION SERVICES AND ITS 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 OR TO BE USED AS A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM.) IT IS UNDERSTOOD AND AGREE THAT SHOULD A+ INSPECTION SERVICES AND/OR ITS AGENTS OR EMPLOYEES SHALL BE LIABLE FOR ANY LOSS OR DAMAGE 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 A+ INSPECTION SERVICES 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. A+ INSPECTION SERVICES RESERVES THE RIGHT TO INSPECT ALL CLAIMS BEFORE REPAIRS OR REPLACEMENT IS CONDUCTED OTHERWISE WE RESERVE THE RIGHT TO VETO ALL CLAIMS. A+ INSPECTION SERVICES ASSUMES NO LIABILITY FOR ANY REMARKS OR RECOMMENDATIONS CONTAINED HEREIN OR ANY ACTIONS ON THE PART OF THE CLIENT. A+ INSPECTION SERVICES ASSUMES NO THIRD PARTY LIABILITY. PAYMENT IS DUE UPON COMPLETION OF THE INSPECTION REPORT. RE-INSPECTIONS ARE DONE AT AN ADDITIONAL CHARGE. ALL CLAIMS MADE OR ATTEMPTED AGAINST A+ INSPECTION SERVICES MUST BE MADE IN WRITING WITHIN 90 DAYS OF SIGNING THIS AGREEMENT. ANY CLAIMS MADE HEREAFTER ARE VOID. A+ INSPECTION SERVICES IS NO LONGER LIABLE AFTER 90 DAYS.

For A+ Inspection Services Inc. _____ Date: _____

Client/Responsible Party _____ Date: _____

Make checks payable to A+ Home Inspections.

H.I. Fee \$	* Termite \$	* Radon \$	* Interior Gas \$	* Water/Well Flow Test \$
TOTAL PAID:				

* The services also listed here are available for an additional charge. They are outside the scope of a general home inspection. Since these items are not included in a general home inspection and not purchased, A+ Inspection Services Inc. is not liable.