

## Home Inspection Agreement

**THIS AGREEMENT** is made and entered into by and between Home Resource Solutions LLC referred to as "Inspector", and , referred to as "Client". In consideration of the promise and terms of this Agreement, the parties agree as follows: The client will pay the sum of for the inspection of the "Property", being the residence, and garage or carport, if applicable, located at .

**1. Permission to Enter Property:** The CLIENT is responsible for ensuring that the INSPECTOR has permission to enter the Inspected Property to perform the home inspection on the date scheduled. The INSPECTOR is not responsible for any disruption in the inspection process caused by construction, renovations, painting, cleaning, or any other activity occurring at the Inspected Property at the time of the inspection.

**2. Assumption of Risk of Injury:** The INSPECTOR has no prior knowledge of the conditions of the Inspected Property. The CLIENT is encouraged to attend the home inspection but assumes all risks and responsibility for any injury (including, but not limited to, personal injury, bodily injury, disability, and death).

**3. Scope of Services:** The INSPECTOR agrees to provide professional home inspection services to the CLIENT in conformance with the standards, limitations, exceptions, and exclusions as contained in division (C) of section 4764.01 of the Revised Code, ORC Ann. 4764.01, et seq., OAC Ann. 1301:17-1-01, et seq. ("OH Standards"), and this Agreement. CLIENT understands that these Standards contain limitations, exceptions, and exclusions. The inspection is visual, non-invasive, and not technically exhaustive.

**4. Home Inspection Report:** The CLIENT and the INSPECTOR agree that the INSPECTOR will prepare a written Home Inspection Report in accordance with Chapter 4764 of the Revised Code and rules adopted thereunder.

**5. General Exclusions:** An inspection **IS NOT** technically exhaustive. **WILL NOT** identify concealed or latent defects, or deal with aesthetic or cosmetic defects, etc. An inspection **DOES NOT** include items not permanently installed. The inspection services **DO NOT INCLUDE** any action, system, or component specifically excluded from the scope of work in any provision of the OH Standards. The inspection **DOES NOT INCLUDE:** (a) pest inspections; (b) environmental testing; (c) inspection for the purpose of insurability, or insurance claims. (d) determination of compliance with applicable statutes, rules, resolutions, or ordinances, including, without limitation, building, zoning, or historic codes. The INSPECTOR **IS NOT REQUIRED TO DETERMINE OR OFFER AN OPINION ABOUT:** (e) the condition of a system that is not readily accessible; (f) the estimated remaining life of a system; (g) the adequacy or efficiency of a system; (h) the source or causes of conditions or deficiencies; (i) the estimated costs to correct deficiencies; (j) forecasting future conditions, including, but not limited to, forecasting the failure of systems; (k) the appropriateness or suitability of the Inspected Property for any use other than for residential purposes; (l) the marketability or market value of the Inspected Property; (m) the legality of any contract or contract term pertaining to the Property. The

INSPECTOR **IS NOT REQUIRED TO DETERMINE** whether any system or component of the Inspected Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products, or by-products. The INSPECTOR **IS NOT REQUIRED TO OFFER:** (n) performance of any acts or services contrary to law or government regulations; (o) performance of any other trade or professional services other than a home inspection; (p) evaluation of any other trade or professional services performed on a property by others; (q) offer any warranties or guarantees regarding the Inspected Property. The INSPECTOR **IS NOT REQUIRED TO OPERATE:** (r) any systems or parts of a system that cannot be operated by normal operating controls or are inoperable, disabled, shut-off, or otherwise where conditions prohibit; (s) any devices designed to protect systems or parts of a system from unsafe condition including, but not limited to, automatic safety controls. The INSPECTOR **IS NOT REQUIRED TO ENTER:** (t) an area of the Inspected Property that in the INSPECTOR'S judgment is likely to be dangerous to the INSPECTOR or to other persons or is likely to cause damage to the Inspected Property, its systems or components; (u) any crawl space or attic that, in the INSPECTOR'S determination, is not readily accessible. The INSPECTOR **IS NOT REQUIRED TO INSPECT:** (v) any items underground on the Inspected Property, including, but not limited to, storage tanks, septic systems,

underground piping, and wells, whether abandoned or active; (w) any items that are not installed; (x) any installed decorative items; (y) any detached structures on the Inspected Property other than garages or carports; (z) any common area property found in common areas for condominium or cooperative housing; (aa) every occurrence of multiple similar parts of a system; (bb) any outdoor cooking appliances.

The INSPECTOR **IS NOT REQUIRED TO:** (cc) perform any procedures, operations or inspection at the Inspected Property that is, in the INSPECTOR'S judgment, likely to be dangerous to the INSPECTOR or to other persons or is likely to cause damage to the Property, its systems or components; (dd) move any items, including, but not limited to, any personal property, including furniture, plants, soil, snow, or other debris; (ee) take apart or dismantle any systems or parts of a system, except as required by regulation; (ff) adjust any devices, systems or parts of a system, except as required by regulation; (gg) ignite or extinguish any fires, pilot lights, burners or other open flames that require manual ignition on any fuel-burning appliances; (hh) probe any surfaces that could, in the INSPECTOR'S professional opinion, be damaged or where no deterioration is visible or presumed to exist. The CLIENT and the INSPECTOR agree that the scope of the inspection to be performed pursuant to this Agreement DOES NOT INCLUDE decay of the interior of logs in log walls, log foundations or roofs, or similar defects in log homes, log structures or similar log construction. The CLIENT and the INSPECTOR agree that the INSPECTOR **IS NOT REQUIRED TO PERFORM** any action or task specifically excluded from the scope of a home inspection as contained in the OH Standards, whether or not specifically identified herein.

**6. No Liability for Third-Party Service Providers:** The INSPECTOR may, where appropriate, recommend third-party service providers to supply goods and/or services to CLIENT in accordance with the home inspection services. CLIENT understands and agrees that the INSPECTOR bears no legal or contractual responsibility to the CLIENT for any actions or inactions of any such third-party service provider. No third-party service provider shall have the authority to incur or create any liability or obligation in the name of the INSPECTOR, or for which the INSPECTOR shall be liable to another.

**7. No Liability for Third-Party Reliance on Inspection Report:** The inspection and home inspection report are for the use of CLIENT only. INSPECTOR may also provide a copy of the home inspection report to the CLIENT'S real estate agent or attorney. INSPECTOR has permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties only with written consent of CLIENT. CLIENT shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation of the content of the report by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR from any liability whatsoever.

**8, Inspection Fee & Additional Fees:** The Inspection Fee identified above is due prior to or immediately upon completion of the physical inspection of the Property. If the Inspection Fee is not paid as required herein, the INSPECTOR has no obligation to release the home inspection report, or any other information concerning the inspection or the Inspected Property, until the Inspection Fee is paid in full. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the CLIENT. There is a \$25.00 service charge for returned checks. A finance charge of one and one-half percent (1.5%) per month, will apply to all obligations not paid pursuant to the terms contained herein. CLIENT agrees that in addition to any service charges or interest, the CLIENT shall be responsible for all legal fees and costs incurred by the INSPECTOR to collect the fees due under this Agreement. The CLIENT agrees that the provisions of Paragraph 11 of this Agreement do not apply to any legal fees and costs incurred by the INSPECTOR to collect the fees due.

**9. Responsibility for Return Inspections:** The CLIENT understands that if any systems and/or components of the Inspected Property cannot be inspected due to unforeseen circumstances during the inspection, it is the CLIENT'S duty to contact the INSPECTOR should the CLIENT want the INSPECTOR to return to the Inspected Property later to inspect those systems and/or components. An additional fee may be incurred for return inspections. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report.

**10. Severability:** If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the Parties. The indemnities and assumptions of liabilities and obligations herein shall continue in full force and effect after and notwithstanding the termination of this Agreement.

**11. LIQUIDATED DAMAGES & LIMITATION OF LIABILITY:** INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for any claims against the INSPECTOR, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special, or incidental damages or for the loss of the use of any portion of the Inspected Property. The Parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk between the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee. The CLIENT understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

**12. Disclaimer of Warranties:** Unless specified in this Agreement, all express or implied conditions, representations, and warranties, including any implied warranty of merchantability, fitness for a particular purpose or non-infringement are disclaimed, except to the extent that these disclaimers are held to be legally invalid.

**13. Notice of Claims:** The CLIENT agrees that any claim for failure of the INSPECTOR to fulfill its obligations under this Agreement shall be made in writing to the INSPECTOR upon discovery. The CLIENT also agrees to allow the INSPECTOR ten (10) days to come to the Inspected Property to observe, photograph, inspect and evaluate any condition complained of by the CLIENT to the INSPECTOR and not to make, or allow others to make, any alteration to the claimed condition until the INSPECTOR has had the opportunity to inspect and evaluate the claimed condition.

**14. Governing Law & Jurisdiction:** All issues and questions concerning the construction, validity, enforcement, and interpretation of this Agreement shall be governed by, and construed in accordance with, the laws of the state where the Inspected Property is located. The parties agree that any litigation arising out of this Agreement, or any services provided by the INSPECTOR shall be filed only in the court having jurisdiction in the county in which the INSPECTOR has its principal place of business.

**15. LIMITATION ON TIME TO INITIATE ANY LEGAL ACTION:** Any legal action, dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report must be initiated within one (1) year from the date of the delivery of the home inspection report to the CLIENT, regardless of when the CLIENT first discovers the facts supporting such possible claims as identified herein. Failure to initiate said action within one (1) year of the date of services shall be a complete bar to any such action a full and complete waiver of any rights, actions or causes of actions that may have arisen thereon. This period may be shorter than otherwise provided by state law.

**16. No Assignments Permitted:** CLIENT may not assign all or any portion of his/her/their rights or obligations under this Agreement. Subject to the preceding, this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the Parties hereto and their respective heirs, legal representatives, successors, and assigns. This Agreement does not create and shall not be construed or deemed to create any rights or benefits enforceable by or for the benefit of any person or entity other than the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

**17. Entire Agreement:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

**Acceptance of Terms:** CLIENT agrees that they have read, understand, and agree to all the terms and conditions on all pages of this Agreement, including the limitations and exclusions, and agree(s) to pay the fee shown according to the terms stated herein. The CLIENT can consult with legal counsel, or any other person or entity, before signing this Agreement. If CLIENT does not agree with any of the terms of this Agreement, they have the option to retain another inspection company. , ,

By accepting the terms of this agreement, you are authorizing us to send emails or text messages as needed.