

Agreement for Inspection

Subject Property to be Inspected: _____

This inspection Agreement is made between _____, hereafter known as Home Buyer(s) or Client(s) and HomeStar Inspections LLC.

Scope of Inspection: The scope of the inspection report is a limited visual inspection of the general systems and components of the property. The inspection will be performed in compliance with the generally accepted standards of practice. The inspection report is for the sole use and benefit of the home buyer.

Outside of the scope of inspection: Any area that is not exposed to view, is not visible, is concealed or is inaccessible because of soil, walls, floors, floor coverings, ceilings, furniture, equipment or stored items will be considered concealed and are not part of the inspection. The inspection does not include any destructive testing or dismantling. Some homes may contain asbestos, lead, mold, termites, radon gas, Chinese drywall or other hazardous materials which are outside the scope of my license and thus this report. This report will not comment directly on these items. You should contact an expert in any of these specified fields, should any of these items be of a concern to you. Home buyer agrees to assume all risk for all the conditions or prior conditions that are concealed from HomeStar Inspections LLC at the time of inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required.

Request for Seller's Disclosure: Home Buyer agrees to supply a copy of the Seller's Disclosure to HomeStar Inspections LLC prior to the date of this home inspection. Home Buyer assumes all risk for items on the Seller's Disclosure that were not disclosed to HomeStar Inspections LLC prior to the inspection.

Limitations on liability: Liability for errors and omissions to HomeStar Inspections LLC for the inspection report is limited to a refund of the fee paid for this inspection and report. Home buyer assumes all risk of all losses greater than the fee paid for this inspection and report.

Please read carefully: This inspection report is not a guarantee or warranty but a report of the existing conditions found during my visual inspection of the property. A sincere effort was made to identify as many defects as possible during my inspection. This report is made on the basis of what was visible and accessible at the time of the inspection. We do not accept liability for any hidden defects that were enclosed, not disclosed to me as per a seller's agreement, inaccessible or concealed by soils, walls, ceilings, floors, floor coverings, furniture, equipment, any obstacle, store articles or problems that may occur in the future. Maximum liability to HomeStar Inspections LLC is limited to the cost of this inspection. Only items covered in the report are applicable. We strongly recommend that a Certified, Licensed and Insured contractor complete all repairs and/or further evaluation commented on this report. Some homes may contain asbestos, lead, mold, termites, radon gas or other hazardous materials which are outside the scope of my license and thus this report. This report will not comment directly on these items. You should contact an expert in any of these specified fields, should any of these items be of a concern to you.

Client/Home buyer initials

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Re-inspections: HomeStar Inspections may, at their own discretion and at the request of the client, perform a re-inspection of items that may be repaired after the original inspection for an additional \$75.00 fee. It is a prerequisite that all repairs are done by licensed and insured contractors in their respective fields and that verifiable proof thereof is supplied prior to re-inspection.

Definitions:

Good: “Good” indicates the component is functionally consistent with the original purpose and appears in good condition. An item that has been marked “Good” may still break down and need repairs or replacements at any time. Items Marked Good are usually less than 5 years old, depending on the item.

Fair: “Fair” indicates the component is functionally consistent with the original purpose but may not show signs of normal wear and tear. An item that has been marked “Fair” may need repairs or replacements in the near future. Items marked “Fair” are usually over 5 years old, depending on the item.

Poor: “Poor” indicates the component may or may not be found functioning but is in “Poor” condition and will need repair or replacement immediately. Items marked “Poor” are usually over 10-15 years old and at the end of life expectancy, depending on the item.

Estimates for Repairs: Estimates for repair costs are to be used only as a guide and are based on estimated rates of professional licensed contractors. I do not contact these professionals directly. The customer, before closing, must determine actual repair cost directly from said professionals and to see if additional repairs are required, that may not be stated within this report. We strongly recommend that you obtain written estimates from at least THREE(3) different license contractors for a more specific cost and scope of repair. Do not rely on estimates in this report.

Mechanical Appliances:

Appliances, water heaters, heating and cooling systems are highly used and highly maintained items with a life expectancy of 10 to 15 years. These highly use items can be working in “Good” satisfactory condition and may break down without warning. Comments of “Good”, “Fair” or “Poor” in this report on these items are made at the time of the inspection and are **NOT A GUARANTEE OR WARRANTY**. We are not responsible for changes in the condition and performance of these items after the inspection date. HI7998

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This inspection report is not a guarantee or warranty but a report of the existing conditions found during a visual inspection of the property. This inspection does not constitute that the roof may not have water penetration in the future. When a report indicates no leaks noted that means that no leaks were noted at the time of the inspection. Some areas of the roof may not be reviewable and a roof may still develop a leak at any time in the future due to aging deterioration and weather conditions.

I, _____ have read this agreement at least 24 hours prior to the inspection and agree with all of the limitations put forth by HomeStar Inspections LLC, with regards to this Home Inspection and the limitations described herein.

Client/Home Buyer Print

Signature

Date

Client/Home Buyer Print

Signature

Date
