

**Capital City Home Inspection - Inspection Agreement**  
**(Page 1 of 2)**

This agreement between Capital City Home Inspection (herein after “Company”) and

\_\_\_\_\_ (herein after “Client”) is made and extends into the dates indicated. In consideration of the mutual promises contained herein the parties agree as follows:

The Client will pay the sum of \$ \_\_\_\_\_ for a general home inspection of the “Property”, being the residence and one garage or carport, if applicable located at

(Address): \_\_\_\_\_

The Company will perform a limited visual inspection of, and prepare a written report on the apparent condition of the readily accessible installed systems and components of the property at the time of the inspection only. The inspection is visual, is not technically exhaustive, and does not imply that every defect will be discovered. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Electrical receptacles, windows, doors and other multiple items are tested by examining a representative sampling as opposed to the specific functionality of every single item. Inspectors do not light pilot lights or activate any system that is not operational. Cosmetic flaws and defects will not be a part of this inspection.

The parties agree that the “**Standards of Practice**” shall define the standard of duty and the conditions, limitations, and exclusions of the inspection and are incorporated by reference herein. A copy of the Standards of Practice is included with each inspection report and is also available in advance upon request.

The parties agree and understand that the Company is not an insurer or guarantor against defects in the structure, items, components or systems inspected. **THE COMPANY MAKES NO WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUECY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM.** \_\_\_\_\_ (**Client initials**)

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 radon gas, lead paint, molds, fungi, asbestos, urea formaldehyde, carbon monoxide, toxic or flammable materials and water and airborne hazards; the presence of, or damage from termites or any other wood destroying insects; the presence of rodents and/or other pests. Also excluded are inspections of and report on the inner workings of mechanical devices (such as heat exchangers), clothes washers and dryers, humidifiers, telephone and cable jacks, swimming pools, wells, septic systems, security systems, central vacuum systems, detached buildings, water softeners, sprinkler systems, fire and safety equipment, future foundation movement, and trees, plants and other vegetation.

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 or present governmental codes or regulations of any kind.

The inspection and report are performed and prepared for the sole, confidential and EXCLUSIVE use and possession of the CLIENT and is non-transferable. COMPANY assumes no responsibility or liability to any third parties in connection with this inspection and report.

The parties agree that the COMPANY, and its employee and 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.

**Client initials:** \_\_\_\_\_

