

**AGREEMENT FOR SOUTHEAST HOME INSPECTIONS INC. SERVICES**

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

**Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Fee:** \_\_\_\_\_

1. Southeast Inspections Inc. agrees to perform a visual inspection of the subject property and to provide CLIENT with a written inspection report identifying visually observable major deficiencies of the inspection systems and components that exist at the time of inspection. The written report will include the following systems only: STRUCTUREAL COMPONENTS, EXTERIOR STURCTURE, ROOFING, FOUNDATION, ATTIC, DRAINAGE, BASEMENT OR CRAWL SPACE, ATTIC, INSULATION AND VENTILATION, PLUMBING, HEATING, ELECTRICAL, and CENTRAL AIR CONDITIONING.
2. Systems and items which are excluded from this inspection include, but are not limited to. The following: recreational playground facilities, geological and soil conditions, sprinkler systems (fire and lawn) solar systems, water wells, below ground septic or drainage systems, forced air furnace heat exchangers, hard wired smoke detectors, wiring not part of primary electrical distribution systems (including, but not limited to: intercoms, cable TV, security systems, audio and computer systems: appliances including portable air conditioning units, and items considered to be cosmetic. Any comments regarding excluded systems and items are for information only and are not part of the inspection. The presence or absence of pests other than visible wood destroying insects is excluded from this inspection, except where noted for information purposes. The client is urged to contact a reputable and license specialist if identification and extermination of excluded pests is desired.
3. The inspection and report will be performed according to the standards of The American Society of Home Inspectors (ASHI), and the terms in this agreement shall have the same meaning given them in the ASHI standards. A copy of the ASHI standards will be provided at the client's request. The inspection and report are performed and prepared for the sole confidential and exclusive use and possession of the Client. Southeast Inspections, Inc. accepts no responsibility for use or misinterpretation by third parties.
4. Southeast Inspections Inc. is not required to move personal property, debris, furniture, equipment, carpeting, or like materials which may impede access or limit visibility. Concealed or latent defect are excluded from the inspection. Equipment and systems will not be dismantled. The inspection is not intended to be technically exhaustive, nor is it compliance inspection for any governmental codes or regulations.
5. The inspection and report do not address, and are not intended to address, the possible presence of, or danger from asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, absence, presence or condition of buried oil storage tanks, pesticides, toxic or flammable chemicals, water or airborne relation illness of disease, and all other similar or potentially hazardous substances and conditions. The Client is urged to contact a competent specialist if information, identification, or testing of the above is desired.
6. NEITHER THE INSPECTION NOR THE INSPECTION REPORT IS A WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE SYSTEM OR ITEM. CLIENT ACKNOWLEDGES THAT CONDITION OF INSPECTED STRUCTURE, SYSTEM OR ITEM, IS SUBJECT TO CHANGE AFTER REPORT HAS BEEN ISSUED. THE INSPECTION AND REPORT ARE NOT INTENED TO REFLECT THE VALUE OF THE PREMISES, OR TO MAKE ANY REPRESENTATION AS TO THE ADVISABLITY OR INADVISABITLY OF PURCHASE OR SUITABILITY OF USE. THE INSPECTION AND REPORT ARE ONLY INTENED TO EXPRESS THE OPION OF SOUTHEAST HOME INSPECTIONS, INC. OR ITS AGENT, BASED ON A VISIBLE INSPECTION OF ACCESSIBLE PORTIONS OR STRUCTURE, SYSTEMS AND ITEMS, OF EXISTING CONDITIONS, AT THE TIME OF INSPECTION.

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Client or Representative

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Agent

7. The parties agree that the maximum liability for Southeast Inspections Inc., or its agent, arising from failure to perform any of the obligations stated in the agreement, is limited to an amount NOT TO EXCEED THE FEE PAID FOR THE INSPECTION.
8. Payment is due upon completion of the on-site inspection.
9. This agreement represents the entire agreement between Southeast Inspections Inc. and the Client. No change or modification shall be enforceable against either party unless such change or modifications is in writing and signed by all parties. This Agreement shall be binding and enforceable by the parties, and their heirs, executors, administrations, successors, and assigns.
10. Infrared Moisture Scan is a non-invasive infrared survey of the readily accessible walls, ceilings, and floors. Specifically, we will observe and document using natural and infrared photography areas requiring further investigation. All findings should be confirmed by a specialist. Infrared technology measures surface temperature only; window, floor and wall coverings may prevent accurate assessment of these areas. We do not remove floor and wall coverings or move furniture, open walls or perform any type of destructive inspection. This infrared scan is not a mold survey. Infrared scans can be used to find moisture which is necessary element for mold growth to occur but will not directly detect the presence of mold.
11. The inspection and report specifically and intentionally do not address, and are not intended to address, the possible presence of, or evidence of, or danger or damage from drywall manufactured in China and commonly referred to as "Chinese Drywall", and all other similar or potentially hazardous substances and conditions relating to the presence of Chinese Drywall. If the Client is concerned about Chinese Drywall or the possible health and property concerns related to the use of Chinese Drywall, then the Client is encouraged to seek professional assistance. The Client is urged to contact a competent specialist if information, identification, or testing for Chinese Drywall is desired.

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Client of Representative

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Agent