

INSPECTION AGREEMENT

THIS AGREEMENT forms part of and is hereby incorporated into the Report of a visual inspection of the readily accessible areas of the property being inspected, in accordance with the terms and conditions herein. Please read the remarks printed in the Report and call us for questions you might have.

Maintenance and other matters may be discussed, but they are not a part of the inspection. The Report is not a compliance or certification inspection for past or present government 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, including, but not limited to, radon gas, lead paint, asbestos, urea, formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections and Report wells, septic systems, security systems, central vacuum systems, water softeners, fire and safety equipment and the presence or absence of rodents.

KRC HOME INSPECTION COMPANY (the COMPANY) for valuable consideration agrees to conduct an inspection for the purpose of informing the CUSTOMER or the agent of the CUSTOMER of deficiencies in the condition of the property being inspected. The inspection and report are prepared for the sole, confidential and exclusive use and possession of the CUSTOMER or agent for the CUSTOMER and will include the following (as applicable):

- Roof and Termite
- Structure and Mechanical
- Electrical, Plumbing
- Appliances
- Heating and Air Conditioning
- Windows and Doors
- Pool & Sprinkler Pump
- Mold

IT IS UNDERSTOOD AND AGREED:

- 1. Accessibility**
This inspection will be of readily accessible areas of the building only, and is limited to visual observations of apparent conditions existing at the time of the inspection. Latent or concealed defects and deficiencies are excluded from the inspection. Equipment, items and systems will not be dismantled.
- 2. Liability for repairs**
The COMPANY and its agents and employees assume no liability for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, bodily injury consequential loss or damage of any nature.
- 3. Warranty**
The COMPANY makes no guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any structure, item or system inspected and/or contained in the Report.
- 4. Liability for negligence**
Should the COMPANY and/or its agents or employees be found liable for loss or damages 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 the COMPANY and/or its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER or agent on behalf of the CUSTOMER for the inspection and Report.

Ken Clarke
For KRC Home Inspection Company