

Inspection Agreement

Client:
Property:
City, State, Zip:

John C. Leslie dba JCL Inspections or his designated representative, herein after known as the Inspector has conducted An inspection for the purpose of informing the client of major deficiencies in the condition of the property listed above. **The written report is the property of the client and shall not be used by or transferred to any other person or Company, except the buyer's realtor, without both the inspector's and the client's mutual consent.**

- 1) This inspection of the subject property has been performed by the Inspector, for the Client, to identify and Disclose visual observable major deficiencies in the components and systems, which make up the property at the time of the inspection only. The inspector did not or will not attempt to determine the life expectancy or future performance of any system or component. The inspector does not have x-ray vision and will not attempt to report on systems, items, or conditions that are not readily accessible. Detached structures are not included in the inspection unless agreed upon by both the inspector and the client.
- 2) This inspection is not intended to be technically exhaustive, nor is it considered to be a **guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such.**
- 3) **The inspection and report do not address and is not intended to address code and regulation compliance, nor the possible presence of or danger from asbestos, radon gas, mold, lead paint, urea formaldehyde, soil contamination and other indoor and outdoor substances. While visual observations will be made as to the condition of the foundation, exacting measurements of previous movement and or predictions about future movement are beyond the scope of this inspection. Should the client feel the necessity to retain competent specialist for information, identification or testing of the above, the Inspector will gladly assist in the identification and retention of these individuals.**
- 4) Should any litigation arise over matters concerning the interpretation of this Agreement, of the actual inspection or Inspection Report, or any claim based upon either of them, the inspector retains the right to collect all expenses incurred for defense, from the client or party, should the inspector be found innocent of gross or intentional negligence, errors or omissions. *In any event, the inspector's liability shall not exceed the fee received for this inspection.*
- 5) The client and or the owner of property or their agent shall provide as much information as reasonably possible about the property in question. The inspector, John C Leslie dba JCL Inspections, will be direct and fair in his methods of inspecting, discussing and reporting. He expects his clients to be fair as well. If you have previous knowledge of the property or specific concerns, we expect that this information will be shared with the inspector. If a problem is present upon moving into the property that you feel should have been reported, we expect to be notified and allowed access to the property to inspect such problems prior to repairs being made, unless the situation is a true emergency. It should also be understood that all items listed on the report should be repaired and/or evaluated by a licensed professional prior to closing on the home. It is possible for undisclosed issues that were not apparent to the inspector to be discovered in the process of repairs. Repairs prior to closing will help reduce the possibility of unexpected expenses related to repairs.

Call back inspection: this inspection includes one trip to the residence. If an additional trip is desired by the client, a call back inspection fee is applicable. This may include additional time and mileage charges.

The undersigned has read understood and accepted the terms and conditions of this agreement and agrees to reimburse John C.Leslie dba JCL Inspections For services rendered.

CLIENT

SIGNATURE: _____ DATE & TIME: _____