

Client:

Email:

Inspection Contract Agreement

This contract is an agreement between the client listed below, and Pam's Inspections, to perform an inspection of the home or building listed below according to the "Standards of Practice" of the Mississippi Home Inspector Board. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature below is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

A function of Pam's Inspections includes the use of an infrared camera. This additional technologically advance feature is also used to meet MHIB/ASHI requirements and is used for the benefit of the client. Latent and concealed defects and deficiencies are excluded from the inspection and Pam's Inspections in no way purports to perform any service beyond the standard "visual inspection" of a Home Inspector.

Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as: Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or Jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum systems or lightening arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. We do not inspect the heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic field inspections are not inspected and are not part of this contract. Pam's Inspections does not inspect for code compliance or ordinances. This inspection does not include detached buildings or

garages.

The home inspection report is an "opinion". Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. The client accepts responsibility for incomplete information if the Client did not attend the inspection. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. The limited liability of the inspector and Pam's Inspections and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for the inspection and report.

Should the Client want an inspection that does not limit the liability to a refund of the fee paid for the inspection and report, The Client can receive a technically exhaustive inspection and report without the limitation of a refund of the fee paid. The minimum fee for this type of inspection is \$2,700 and up depending upon square feet. This technically exhaustive inspection will be performed with licensed engineers, HVAC, Plumbers, Electricians, General contractors and others depending upon the extent of services requested. If the Client chooses this technically exhaustive inspection, the Client must first call for a quote and request a different contract other than this one.

The Clients signature below indicates the Client does not want a technically exhaustive inspection without the limits of liability to the inspector or Pam's Inspections. By payment of our fee and the Client's signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold Pam's Inspections harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report. This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection and report.

Third Party Providers:

As a value added service, Pam's Inspections has partnered with ADT Security Services, Inc. and American Home Warranty Company. By signing this agreement you authorize them to call you at the numbers you have provided to discuss special service offers.

The cost of the home inspection is based upon heated square footage of the

home to be inspected. Payments must be made at the time of inspection. Pam's Inspections agrees to provide you with a report within twenty four hours or sooner by providing your email address.

The report will be delivered once we have received a signed copy of this agreement and full payment.

Client agrees to release reports to seller/buyer/Realtor:

yes no (circle one)

Client Name:

Signature_____

Signature_____

Pam Pybas, Inspector, Owner
MHIB# NH0204
PHONE 601.898.1411 FAX 601.427.2652

Location:

Date:

Time:

Total Inspection Cost:

Buyer Realtor:

Follow up visit Policy: It is my goal to become your building consultant for life. As an added benefit of using Pam's Inspections, we will be happy to return to the inspected property during the first calendar year to help answer any questions or concerns you might have concerning your new home. These visits are complementary consultations. They are not meant to warranty or validate any workmanship that might have occurred as a result of the initial inspection. We strongly recommend the use of licensed and bonded technicians along with a written receipt of work that has been done and the terms of warranty offered by their company.

Arbitration Clause: Any dispute shall be submitted to final and binding arbitration under the *Rules and Procedure of the Expedited Arbitration of Home Inspection Disputes* of Construction Arbitration Services, Inc.