



# CHRISTIAN BUILDING INSPECTORS, INC.

3697 HABERSHAM LANE, DULUTH, GEORGIA 30096, 770-849-0920



## EXISTING HOMES

CLIENT:

DATE:

ADDRESS:

JOB ADDRESS:

CITY/STATE:

CITY/STATE:

### P R E - I N S P E C T I O N   A G R E E M E N T

For and in consideration of the mutual promises and the terms of this agreement, the parties hereto: Christian Building Inspectors, Inc., hereinafter referred to as **INSPECTOR** and the Client, named above, hereinafter referred to as **CLIENT** agree as follows:

The inspection will be performed in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (**ASHI**). The inspection will be completed at the above job address. The inspection and the report are performed and prepared for the sole, confidential, and exclusive use and possession of the **CLIENT**. The **INSPECTOR** accepts no responsibility for use or misinterpretation by third parties. A copy of the Standards of Practice of ASHI is available for the **CLIENT'S** review at the **INSPECTOR'S** office.

**INSPECTOR** agrees to perform a visual inspection of the subject dwelling and to provide **CLIENT** with a written inspection report identifying the major deficiencies. The inspection will be of readily accessible areas of the dwelling and is limited to visual observations of apparent conditions existing at the time of the inspection. The inspection only includes items and systems expressly and specifically identified as follows:

<b>Drainage</b>	<b>Crawl Spaces</b>	<b>Interior</b>	<b>Insulation</b>	<b>Central Heat</b>
<b>Foundations</b>	<b>Basements</b>	<b>Exterior</b>	<b>Plumbing</b>	<b>Central Air Conditioning (Weather Permitting)</b>
<b>Framing</b>	<b>Built-In Appliances</b>	<b>Attic</b>	<b>Electrical</b>	<b>Roofing</b>

Systems and conditions of these systems, which are **NOT** within the scope of the **General Inspection** include, but are not limited to: Environmental hazards (E.G., lead paint, mold, formaldehyde, toxic or flammable materials, asbestos); pest infestation; portable appliances (E.G., washers, dryers, refrigerators, window air conditioners); security systems; fire systems; sprinkler systems; swimming pools; spas; tennis courts; playground or other recreational or leisure equipment; intercoms; timers; audio equipment; buried septic or drainage systems; water wells, any system which is shut down or otherwise secured; zoning ordinances or any items considered cosmetic in nature. **CLIENT** understands that these systems and conditions are **EXCLUDED** from the General Inspection and the seller should demonstrate satisfactory operation or provide satisfactory explanations of the existing condition. Any general comments about these systems or conditions are informational only and do not represent an inspection unless specifically mentioned in the report.

It is understood and agreed that this inspection will be of readily accessible areas of the dwelling and is limited to visual observations of apparent conditions existing at the time of the inspection. The **INSPECTOR** is **NOT** required to move personal property, debris, furniture, equipment, carpeting or like material which may impede access or limit visibility. Major deficiencies and defects which are latent or concealed are **EXCLUDED** from this inspection including hidden termite damage, rusting or decayed plumbing piping and roof leaks (unless actively leaking during the inspection). This inspection is not intended to be technically exhaustive. Equipment and systems will **NOT** be disassembled or dismantled.

If the **CLIENT** desires a security system evaluation, by signing this agreement you authorize ADT Security Services, Inc. to call you at the phone number you have provided to discuss a special alarm system offer.

It is understood and agreed that should the **INSPECTOR** or the agents or employees of the **INSPECTOR**, or all, be found liable for any loss or damages resulting from a failure to perform any obligations of the **INSPECTOR**, including but not limited to negligence, breach of contract, or otherwise, that the liability of the **INSPECTOR** or the agents or employees of the **INSPECTOR**, shall be limited to a sum equal to the amount of the **INSPECTION FEE**. A **Technically Exhaustive Inspection**, without a limit of liability, will be performed within ten days for the additional sum of \$3,000.00, if the client so desires.

This **INSPECTION AGREEMENT** represents the entire agreement between the **INSPECTOR** and the **CLIENT**. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This **AGREEMENT** shall be binding upon and enforceable by the parties, its successors, assigns, agents, employees, attorneys in fact, attorneys at law and representatives. It is agreed that in the absence of the **CLIENT'S** signature on this agreement, usage of the inspection report by the **CLIENT** or **CLIENT'S REPRESENTATIVE** will be considered the same as agreeing to the terms herein.

The Client agrees to pay the Inspector the sum of **\$000.00** dollars for a **General Inspection**. Full payment is due at the end of the inspection. Make checks payable to Christian Building Inspectors, Inc.

In witness whereof, the parties have executed this agreement this the **Day of Month, Year**.

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Rodney T. Harrison, President  
CHRISTIAN BUILDING INSPECTORS, INC.

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE (If REPRESENTATIVE, I am authorized to enter onto this Inspection Agreement on behalf of the CLIENT)



# CHRISTIAN BUILDING INSPECTORS, INC.

3697 HABERSHAM LANE, DULUTH, GEORGIA 30096, 770-849-0920



## NEW HOME CONSTRUCTION

CLIENT:

DATE:

ADDRESS:

JOB ADDRESS:

CITY/STATE:

CITY/STATE:

### P R E - I N S P E C T I O N   A G R E E M E N T

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The inspection will be performed in accordance with the Standards of Practice of the Georgia Association of Home Inspectors, Inc. (**GAHI**). The inspection will be completed at the above job address. The inspection and the report are performed and prepared for the sole, confidential, and exclusive use and possession of the **CLIENT**. The **INSPECTOR** accepts no responsibility for use or misinterpretation by third parties.

**INSPECTOR** agrees to perform a visual inspection of the subject dwelling and to provide **CLIENT** with a written inspection report identifying the major deficiencies. The inspection will be of readily accessible areas of the dwelling and is limited to visual observations of apparent conditions existing at the time of the inspection. The inspection only includes items and systems expressly and specifically identified as follows:

- |                    |                            |                 |                   |  |
|--------------------|----------------------------|-----------------|-------------------|--|
| <b>Drainage</b>    | <b>Crawl Spaces</b>        | <b>Interior</b> | <b>Insulation</b> | <b>Central Heat</b>                                  |
| <b>Foundations</b> | <b>Basements</b>           | <b>Exterior</b> | <b>Plumbing</b>   | <b>Central Air Conditioning (Weather Permitting)</b> |
| <b>Framing</b>     | <b>Built-In Appliances</b> | <b>Attic</b>    | <b>Electrical</b> | <b>Roofing</b>                                       |

Systems and conditions of these systems, which are **NOT** within the scope of the **General Inspection** include, but are not limited to: Environmental hazards (E.G., lead paint, mold, formaldehyde, toxic or flammable materials, asbestos); pest infestation; portable appliances (E.G., washers, dryers, refrigerators, window air conditioners); security systems; fire systems; sprinkler systems; swimming pools; spas; tennis courts; playground or other recreational or leisure equipment; intercoms; timers; audio equipment; buried septic or drainage systems; water wells, any system which is shut down or otherwise secured; zoning ordinances or any items considered cosmetic in nature. **CLIENT** understands that these systems and conditions are **EXCLUDED** from the General Inspection and the seller should demonstrate satisfactory operation or provide satisfactory explanations of the existing condition. Any general comments about these systems or conditions are informational only and do not represent an inspection unless specifically mentioned in the report.

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Rodney T. Harrison, President  
CHRISTIAN BUILDING INSPECTORS, INC.

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