RELIABLE HOME INSPECTIONS OF WV, LLC.

91 CHESTNUT HILL LANE, ST. MARYS, WV 26170 (304) 299-1785

HOME INSPECTION AGREEMENT

(Please Read Carefully)

Reliable Home Inspections of WV, LLC. hereafter, referred to as RHI, agrees to perform an inspection within limits of this agreement. The inspection will be performed for _____, hereafter referred to as the Client.

RHI agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT. The written report will only include the following:

*Structural components (visual aspects only)
*Heating and air conditioning systems (weather permitting).
*Kitchen and built-in appliances.
*Insulation and ventilation.
* Basic electrical and plumbing systems
*Foundation and basement (where visible).
*General interior, including: walls, ceilings, floors and windows
*General exterior, including: roof, gutter, chimney and siding

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing only at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental 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, mold, mildew, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections of and reports on swimming pools, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the presence of rodents, termites and other insects. Water wells and septic systems are not part of our standard report unless additional fees are collected and reported on in this or a separate report.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that RHI is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance, or condition of any structure, item or system at the property address. The CLIENT hereby releases and exempts RHI and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature.

It is further agreed that the inspection will not determine compliance with any or all applicable codes, laws, and regulations. The inspection is not intended to determine or appraise value of the property, to become an endorsement to buy or recommendation not to buy the inspected property.

Payment is due upon the delivery of the report to the Client. In most cases, the report shall be delivered within 48 hours of the inspection. Any notices required to be served shall be served upon RHI at 91 Chestnut Hill Lane, St. Marys, WV 26170, (304) 299-1785. Any dispute over the content, performance or execution of this agreement shall be governed by the law of the state of WV. Any dispute concerning this matter shall be litigated in the courts of Pleasants County, WV.

This agreement constitutes the entire understanding of the parties with regard to this matter, and no statements, oral or otherwise, shall be enforceable unless made in writing and signed by both parties. Should any element of this agreement be declared void, it shall be stricken and the remaining provisions shall remain in full force and effect.

It is further understood and agreed that RHI, its officers and/or employees, assume no liability and shall not be responsible for any mistakes, omissions or errors in judgment beyond the cost of the inspection. This limitation of liability shall include and apply to all consequential damage, bodily injury or property damage of any nature.

The Client acknowledges that he/she has read this agreement in full, prior to signing name, and understands and agrees to all terms and conditions herein.

_____ _____

Client's Signature Date RHI Representative Date

Client Name: _____ Agreed Inspection Fee: $ _____

Client Address: _____ PLEASE MAKE CHECKS PAYABLE TO : Reliable Home Inspections of WV

_____

Phone #: _____