

Larry Beard Home Inspections

Inspection Agreement

Client: Email:

This contract is an agreement between the above client and Larry Beard Home Inspections to perform an inspection of the home or building listed below according to the “Standards of Practice” of the Mississippi Home Inspection Board. These standards of practice inform you of what a home inspector should report and what is not expected of the home inspection report.

This inspection is a limited visual inspection of the property 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 problems or conditions, including those areas not accessible to 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 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 inspection of: Structural components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and Built-in Kitchen Appliances.

Latent and concealed defects and deficiencies are excluded from the inspection and Larry Beard Home Inspections in no way purports to perform any service beyond the standard of “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: Asbestos, Formaldehyde, Mold or Fungi, Bio-aerosols; Soil or Geological Conditions, Pools 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 Lightning arrestors.

This inspection does not include a test of “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 systems or components (i.e. gas fireplace, wall heaters). Septic field conditions are not inspected and are not part of this contract. Larry Beard Home Inspections does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection is an “opinion”. Our interpretation of what is good and fair may be different than yours. You are encouraged to be present at the time of your inspection so that 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 a system or component (electrical, heating, visible structure, etc.) is functioning as 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. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. The limited liability of the inspector and Larry Beard Home Inspections and the inspection report to the client, spouse, executors or heirs or administrators is 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 \$2,650 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 than this one.

The Client’s signature below indicates the client does not want a technically exhaustive inspection without the limits of liability to the inspector or Larry Beard Home Inspections.

By payment of our fee and the Client’s signature, the Client understands, acknowledges and agrees to the statements and terms contained herein, and will hold Larry Beard Home 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.

The cost of the home inspection is based upon the heated square footage of the home to be inspected. Payments must be made at the time of the inspection. Larry Beard Home Inspections agrees to provide you with a report within twenty four hours or sooner to your email address if provided.

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

Client agrees to release reports to Location:

Seller/buyer/Realtor

Date:

yes no (circle one)

Time:

Client Name:

Total Inspection Cost:

Signature_____Buyer Realtor:

Signature_____

Larry Beard, Inspector, Owner

MHIB #0552

Phone 601-214-6062 Fax 601-898-4074