

Also excluded are all cosmetic conditions such as wallpaper, painting, carpeting, etc. The inspection and report also does not evaluate the presence or extent of insulation and vapor barriers in exterior and finished ceilings. In addition, the inspection and report do not address the possible presence of or danger from radon gas, lead paint, urea-formaldehyde, asbestos, toxic or flammable chemicals and all other similar or potentially harmful substances which are normally identified by specialists in the detection of these substances; nor, does it include any air (including mold, mildew, fungus, or anything within the home that would cause an allergic reaction), water, soil or sub-soil analysis. The client is urged to contact reputable, qualified specialists if information about or identification of the above is desired.

**Confidentiality:** The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client only. The company assumes no liability to third parties in connection with this inspection and report. Neither the contents of this report nor any representation made herein will be revealed to anyone without your authorization.

**Estimates:** A professional home inspector is not a contractor, therefore accurate written estimates for repair/replacement of systems or components are not given. However, the inspector will, if able, provide verbal "ball park" estimates to assist you. To obtain true repair prices, estimates should be obtained from a minimum of three qualified, licensed and insured tradespeople applicable to each area of concern.

**Fee:** It is agreed that payment is due at the home inspection. The total amount due is based on your verbal description of the property, an allotted \_\_\_\_\_ hours of professional time, and verification of size, age and condition. The time of inspection varies depending on size, condition, age, type and complexity of the structure being inspected. It is agreed that an additional fee of \$\_\_\_\_\_ will be charged for unanticipated crawl spaces, the inspection exceeding the allotted time, or delays beyond the inspectors control. It is agreed that a fee of \$\_\_\_\_\_ will be charged if you elect to schedule a return visit to inspect items that were concealed, shut-down or inaccessible at time of inspection.

**Liability:** The parties agree that Jim Tebo Home Inspections, Inc. assumes no liability for the cost of repairing or replacing any deficiencies or defects, either current or arising in the future, or for any consequential damages, bodily injury or property damage of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR USE REGARDING THE CONDITIONS OF THE PROPERTY INSPECTED, AND IT SHOULD NOT BE RELIED UPON AS SUCH.

The inspection and report are not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase.

In the event of a problem, the client agrees to notify Jim Tebo Home Inspections, Inc. within two (2) business days and to provide the company with five business days to respond before performing repairs or replacement (except in the case of emergency). The client agrees to allow JTHI, Inc. to examine any subject matter and area of any claim and to offer a reasonable resolution prior to the client's performance of remedial repairs.

If our client is unfortunately not present at the time of inspection, or for any reason is unable to sign this agreement at the time of the inspection, this agreement will become part of the inspection report, and acceptance of the inspection report shall constitute acceptance of the terms and understanding of the above.

THIS CONTRACT REPRESENTS THE WHOLE AGREEMENT BETWEEN YOU AND JIM TEBO HOME INSPECTIONS, INC. YOU ACKNOWLEDGE THAT YOU HAVE READ AND UNDERSTAND AND AGREE TO ALL OF THE ABOVE TERMS AND LIMITATIONS EXPRESSED HEREIN.

Home Inspection	\$ _____
Radon Gas Analysis	_____
Water Quality Analysis	_____
Other _____	_____
Total	\$ _____

\_\_\_\_\_  
Signature (Client or Client's Designee)      Date

\_\_\_\_\_  
Jim Tebo Home Inspections, Inc.      Date

Report No. \_\_\_\_\_