



## Residential Agreement

This is an agreement between J Bixler Inspections and

\_\_\_\_\_ (Client Name) for an Inspection

on property \_\_\_\_\_ on date \_\_\_\_\_

for the price of \_\_\_\_\_

Be advised that this inspection is confined to visual and accessible areas only. Inspectors shall not inspect any area of the property considered dangerous or hazardous to their safety and health. The purpose of the inspection is to give the client an overview of the general condition of various systems in the property, both structurally and component-wise.

Be advised that inspectors are not engineers and can only render a visual report on the functional conditions of the structure and components at the time of inspection. The inspectors do not note cosmetic or aesthetic conditions.

Be advised that warranties and guarantees are not given on any inspected components. The inspector's report is limited to the day and time of inspection and cannot be liable for future unforeseen malfunctions of any components.

Some inspection components may or may not be covered by your Real Estate Contract. Consult your Realtor or attorney regarding your contractual conditions. Although some safety issues may be addressed in this inspection, this inspection is not a safety or code inspection. This inspection may not reveal all deficiencies but is intended to help reduce some of the risk involved in purchasing a property.

The client agrees and understands that the maximum liability incurred by the Inspector/The Company for errors and omissions in the inspection shall be limited to the inspection fee. If the client initiates a lawsuit against the company, then the client shall be responsible for all court costs and attorney fees.

The client has employed this inspection company to perform a visual inspection of all accessible areas and components at the time of inspection. The client was present, or had the opportunity to be present, and accompanied the inspector during the inspection and does not hold the inspection company and/or inspector liable for future malfunctions or replacements needed on structural systems or components of the property inspected. By signing this document the client understands the terms of this agreement.

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_