

CONTRACT FOR HOME INSPECTION

This agreement made this _____ day of _____, 20____, by and between JEFF WIGGS d/b/a TRI-STATE HOME INSPECTION, licensed under the Tennessee Home Inspector License Act of 2005, hereinafter called "Tri-State", and _____, who declares that (he, she, they) are the (owners or potential buyers) of the property hereafter named and hereinafter called "Client".

WITNESSETH:

For and in consideration of the price and sum of _____ Dollars (\$_____) to be paid by the Client at or before said inspection, Tri-State agrees to provide a home inspection of the following property: _____,

which inspection shall consist of the following:

1. A visual analysis for the purpose of providing a professional opinion of the condition of a residential building, ancillary buildings, and any reasonably accessible installed components, and the operation of the building's systems, including any controls normally operated by the owner of the building for the following components:

- a. Heating systems
- b. Cooling systems
- c. Electrical systems
- d. Plumbing systems
- e. Structural components
- f. Foundations
- g. Roof coverings
- h. Exterior and interior components

2. At the conclusion of the inspection, Tri-State will supply to Client a written report on the systems and components inspected and will render an opinion of any deficiency observed during the inspection and/or a statement as to why the aforementioned systems and components should have further investigation by a person licensed to service the system and/or component deemed to be deficient.

3. (a) The Tennessee Home Inspector License Act of 2005 does not permit and authorize any home inspector to address environmental hazards including the following: lead based paint; radon; asbestos; cockroaches; rodents; pesticides; treated lumber; fungus; mercury; carbon monoxide; or other similar environmental hazards.

(b) The Tennessee Home Inspector License Act of 2005 does not permit and authorize a home inspector in the State of Tennessee to address or report regarding wood destroying insects and organisms; subterranean systems or systems components, operational or nonoperational, for sewage disposal; water supply; or fuel storage or delivery.

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4. The provisions of the Tennessee Home Inspector License Act of 2005 and the regulations issued by the Tennessee Department of Commerce and Insurance proscribe the duties that can be undertaken by a licensed home inspector and the content of the written report. Accordingly, and in compliance with the rules and regulations imposed by law, the report is tended only as a general guide to help the Client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

TRI-STATE HOME INSPECTION

BY: _____

CLIENT

CLIENT