

Guardian Home Inspection Specialists

321 McFee Road Knoxville, TN 37934

PH 865-671-1602 FX 865-675-6010

State of TN license# 186

Customer mailing Address:

Property Location:

This is our report of a visual inspection of the readily accessible areas of this building(s), in accordance with the terms and conditions contained in the INSPECTION AGREEMENT, which is a part of this report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this REPORT, written or printed, which you do not fully understand.

Date of Inspection:

Time:

Weather Conditions:

Outside:

INSPECTION AGREEMENT (PLEASE READ CAREFULLY)

Guardian Home Inspection Specialists agrees to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the condition of the property, subject of the UNCONDITIONALLY 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 CUSTOMER. The written report will include the following only:

- Structural condition and basement
- Electrical, plumbing, hot water heater, heating and air conditioning
- Quality, condition and life expectancy of major systems
- Kitchen and appliances
- General interior, including ceiling, walls, floors, windows, insulation and ventilation
- General exterior, including roof, gutter, chimney, drainage, grading

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 at the time of the inspection only. 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 part of our inspection. This 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, cockroaches, rodents, pesticides, treated lumber, fungus, mercury, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards. Also excluded are inspections of and report on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fountains and/or ponds, fire and safety equipment and the presents or absence of rodents, termites and other insects.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

It is understood and agreed that Guardian Home Inspection Specialists is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CUSTOMER hereby releases and exempts Guardian Home Inspection Specialists and it's 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. In the event Guardian Home Inspection Specialists and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability of Guardian Home Inspection Specialists and it's agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the inspection and report. In the event of a claim against the INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of the discovery, not to exceed 1 year after the date of the inspection and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

I have read and understand the above agreement.

Larry Fowler

_____	_____	_____	_____
Larry C. Fowler, Owner	Date	Customer	Date
Total Fee \$ _____	Paid by <input type="checkbox"/> Cash <input type="checkbox"/> Check	Check Number _____	
Account No. _____	Name of Bank _____		
Company Representative <u>Larry Fowler</u>	Date _____		