



**GeorgiaHomePros.com**  
**6858 Yellow Creek Road**  
**Ball Ground, GA 30107**  
Office 770-893-2271 inspections@tds.net

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.**

**Client:** \_\_\_\_\_ **Report #:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Subject Property**  
**City/State/Zip:** \_\_\_\_\_

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by GeorgiaHomePros.com, (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

**Initial Here** \_\_\_\_\_

**A Home Inspection is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.**

**SCOPE OF INSPECTION**

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair as of the day of the inspection only. The inspection will be performed in compliance with N.A.C.H.I. standards of practice, a copy of which is available upon request or at: [www.nachi.org](http://www.nachi.org).

**OUTSIDE SCOPE OF INSPECTION**

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other items that block the view is not included in this inspection. The inspection does not include any moving of items, destructive testing or dismantling.

**Whether or not they are concealed, the following are OUTSIDE THE SCOPE OF THIS INSPECTION:**

- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Zoning ordinance violations and local codes
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Pool or spas bodies and underground piping

**(Some of the above items may be included in this inspection for additional fees - check with your inspector)**

**Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.**

**If your inspector recommends consulting other specialized experts, client should do so at client's or seller's expense and will not hold the inspector or Georgia Home Pros liable for any cost.**

**Any estimates for repairs, if requested, are strictly verbal "ball park" prices. We suggest you get at least 3 written "firm prices" from contractors of your choosing. The Code of Ethics does not allow us to recommend any specific contractor.**

**I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.**

**Page 1 of 2** Initial Here \_\_\_\_\_

Client: \_\_\_\_\_

Report #: \_\_\_\_\_

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**LIMITATIONS ON LIABILITY:**

LIABILITY IS LIMITED TO A REFUND OF THE FEE PAID FOR THIS INSPECTION AND REPORT. The liability of inspector's principals, agents, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of this inspection, report and/or testing. This liability limitation is binding on client and client's spouses, heirs, principals, assigns and anyone else who may claim through client. Client assumes the risk of all losses greater than the fee paid for the inspection. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims which may arise from this inspection.

**USE BY OTHERS:**

Client has requested this inspection for use in Client's use only and not for legal actions against others. The Inspector and GeorgiaHomePros.com will not discuss the report with any others without the Client's permission.

**PERMISSION TO EMAIL REPORTS:**

Client would like the report emailed and gives permission to discuss the report to the following persons:

Please Initial: \_\_\_\_\_ Buyer's Agent, \_\_\_\_\_ Seller's Agent, \_\_\_\_\_ Builder, \_\_\_\_\_ Seller, \_\_\_\_\_ Other \_\_\_\_\_

Email Address: \_\_\_\_\_

**ENVIRONMENTAL TESTING-SIGNIFICANT HEALTH RISK NOTICE**

**RADON**

**BE ADVISED:**

\*Radon testing of all homes is recommended by the Office of Air and Radiation, U.S. Environmental Protection Agency.

\*The Surgeon General's urging all Americans to get their homes tested for radon.

\*U.S. Department of Housing and Urban Development: Purchasers are encouraged to obtain the services of a qualified and experienced professional to conduct inspections and tests regarding radon and mold prior to closing.

\*Radon testing is highly recommended by Georgia Home Pros inspector's and office.

Please Initial One:

\_\_\_\_\_ I have read the above and do not want a Radon test performed to the home being tested.

\_\_\_\_\_ I do want a Radon test performed to the home being inspected and agree to pay the testing fee of \_\_\_\_\_.

**MOLD**

**BE ADVISED:**

Georgia Home Pro inspector's are also mold inspectors and highly recommended that an air quality test be performed on every home.

Please Initial One:

\_\_\_\_\_ I have read the above and do not want a Air Quality test performed to the home being inspected.

\_\_\_\_\_ I do want a Air Quality test performed to the home being inspected and agree to pay the testing fee of \_\_\_\_\_.

**WATER**

**BE ADVISED:**

The potability/quality of the water can not be determined without a sample of the water tested by an approved lab. 55%-65% of all drinking water (well/county) water should be tested to confirm the safety of the water/to confirm there are no contaminants in the water. Georgia Home Pros highly recommends at least the required H.U.D. standards to ensure quality in your water.

Please Initial One:

\_\_\_\_\_ I have read the above and do not want a Water Quality test performed to the home being inspected.

\_\_\_\_\_ I do want a sample of the water collected for lab testing to assure the water is potable and agree to pay the testing fee of \_\_\_\_\_.

**PERSONAL CHECKS:** If client issues a personal check for the cost of this inspection to Georgia Home Pros.com and the check is returned for insufficient funds the client agrees to pay to Georgia Home Pros a return check fee of \$35.00 plus a 2% late fee per day from the time the check was returned to the time of receipt of new funds are received by Georgia Home Pros. Client understands and agrees to pay all collection, court costs and attorney fees incurred to this debt if Georgia Home Pros must use alternative methods in collecting the fees owed by the client.

**I HAVE READ, UNDERSTAND AND AGREE TO ALL OF THE TERMS AND CONDITION OF THIS CONTRACT AND AGREE TO PAY THE FEE LISTED. FAILURE TO SIGN OR IF SIGNATURE CANNOT BE OBTAINED AT THE TIME OF INSPECTION: BY USE OF THIS REPORT IN THE CLIENT'S TRANSACTION THE CLIENT HEREBY UNDERSTANDS AND AGREES TO ALL OF THE TERMS AND CONDITIONS OF THIS CONTRACT.**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

ADDITIONAL SERVICES:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

INSPECTION BASE FEE  
TOTAL INSPECTION FEES:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Inspector

PAYMENT: