

# **HomeGuard Home Inspections, LLC**

## **Inspection Agreement**

HomeGuard Home Inspections, LLC, agrees to inspect property in accordance to the guidelines set forth by the Residential Builders Commission of South Carolina.

1. INSPECTOR agrees to perform a visual inspection of the subject house and to provide CLIENT with a written inspection report identifying the deficiencies that INSPECTOR both observed and deemed major.
2. INSPECTOR may offer comments on items or systems as a courtesy, but these comments will not compromise the bargained-for report.
3. The report is only supplementary to the seller's disclosure.
4. The inspection will be of clearly visible and accessible areas of the house.
5. The inspection and report are performed and prepared for use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate professionals, owners, repairpersons and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties.
6. INSPECTOR wants CLIENT to know: CLIENT should not expect that INSPECTOR will find every problem that exists or ever could exist, but that INSPECTOR will report deficiencies that INSPECTOR both observed and deemed a significant material defect.
7. INSPECTOR does NOT claim expertise in specific home components or systems.
8. INSPECTOR will not move personal property, debris, furniture, equipment, and carpeting or like materials, which may impede access or limit visibility.
9. The inspection is NOT intended to be technically exhaustive.
10. Equipment and systems will NOT be dismantled.
11. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.
12. If any provision of this Agreement is declared invalid or unenforceable by any court, the remaining provisions will remain in effect.
13. Client shall have no cause of action against INSPECTOR beyond the earlier of one year after the date of the inspection or the date of the Agreement.

By signing, CLIENT understands the terms set forth in this Agreement.

Signature \_\_\_\_\_