

# CERTIFIED INSPECTIONS, P.C.

## INSPECTION AGREEMENT & RULES OF USE

*(Please read carefully before signing.)*

Certified Inspections, P.C., herein after referred to as Company, agrees to perform a visual inspection of the subject property for the purpose of informing the Client of any major deficiencies in the condition of the property at the time of the inspection. The written report is the property of the Company and then the Client, pursuant to this agreement, and cannot be transferred to or used by any other person or company without the written consent of both Company and Client.

The inspection will be performed for the Client in accordance with the Standards of Practice promulgated by the Commissioner of Commerce & Insurance and adopted by the State of Tennessee. The inspection and report are only intended to cover the major systems, (heat, conditioned air, plumbing, electrical, etc.) the primary building components and safety issues concerning the home. Cosmetic issues and normal, expected wear from age and usage is not within the scope of this inspection. Underground systems and components are not inspected; sewage disposal, water supply, fuel storage and delivery, or other.

The inspection does not include building code compliance or other regulatory compliance issues. If the home is occupied with personal belongings, these items cannot be moved by the inspector. Systems and components are not disassembled during the inspection other than normal access and cover panels installed for use by the consumer. Built in appliances are checked for function only, temperature settings and performance are not within the scope of this inspection.

The inspection and report do not cover the possible presence of or danger from; Asbestos, Radon, Lead-Based Paint, Urea Formaldehyde, Mercury, Treated Lumber, Toxic or Flammable Chemicals, Soil Contamination, Insects, Rodents, Mold/Fungus, Carbon Monoxide, Pesticides and other similar Water and Airborne Health and Environmental hazards. The Client is urged to obtain information from a competent specialist if information, identification or testing of any of the above is desired.

The inspection and report are NOT OFFERED AS ANY TYPE OF GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED ITEM BEYOND THE TIME OF THE INSPECTION. Company is neither a guarantor nor insurer of any inspected system or component. No liability will be assigned to Company by Client for the repair or replacement costs of any item covered in this inspection and report or in the event of a re-inspection of items repaired. If you have questions about your home or problems that you feel relate to the inspection; call your home inspector first, before any changes or repairs are made. Company can bear no responsibility if not contacted before items are altered.

Client understands that until Company has on file a signed copy of this Inspection Agreement and has received payment-in-full, that this report remains the property of the Company and cannot be relied upon by the Client. In the event that a Client's signature cannot be obtained before the inspection, Client understands and agrees that payment in full constitutes acceptance of the terms and conditions of this Inspection Agreement.

Client Signs Here: **X**

Property Address: \_\_\_\_\_

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

*Paul A. Perry* (Paul A. Perry)

Company Representative

Client

### Payment Record

**Total Fee: \$**

Paid By:  Check  Cash  Credit Card\*

If you have not previously received, read and signed this Inspection Agreement, please do so now. This Agreement must be signed and payment received before the report is released by Company to Client. Thank You!

Certified Inspections, PC

572 Willard Brown Road, Crossville, TN 38572

Email: cio@frontiernet.net

Phone: 931-707-7708

\*Four percent charge for processing credit cards