

JUST RIGHT HOME INSPECTIONS, LLC

3017 Oakley Dr. Erie, PA 16506

(814)-450-7512

INSPECTION AGREEMENT

JUST RIGHT HOME INSPECTIONS, LLC, hereinafter **JRH Inspections**, agrees to conduct an inspection for the purpose of informing the **CUSTOMER** of major deficiencies in the condition of the property. Pursuant to Pennsylvania law, a copy of the report must be made available to the **PROPERTY OWNER** upon request.

This written report will include the following only:

- Structural condition and basement; crawlspaces will not be entered without adequate access or clearance
- Electrical, plumbing, hot water heater, heating and central air conditioning (if present)
- General interior including ceilings, walls, floors, windows, insulation and ventilation
- Kitchen and permanently installed appliances
- General exterior including roof (if accessible), gutters, chimney and grading

It is understood and agreed that this inspection will be in *readily available areas* of the building and will be *limited to visual observations* of apparent conditions existing at the time of inspection only.

Latent and concealed defects and deficiencies are excluded from the inspection. **JRH Inspections** will not be liable or responsible for conditions or damage resulting or stemming from said latent and concealed defects.

Attics will be entered only if readily accessible and considered safe, including structural constraints. Installed shelving or other obstacles will not be removed, and sealed or closed panels requiring tools to open may not be removed. Blown-in insulation above ceiling joists will not be disturbed.

Electrical service panels must have a clearance of 30"W x 36"D for adequate access. Panels with inadequate access or over wet areas will not be inspected.

Equipment, items and systems will not be dismantled.

The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. Maintenance and other items may be discussed; however, they are not part of our inspection.

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, mold, asbestos, urea formaldehyde, toxic or flammable chemicals and water and airborne hazards.

Also excluded are inspections of and reports on swimming pools, wells, septic systems, security systems, central vacuum systems, generators, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other animals or insects.

The parties agree that **JRH Inspections** assumes no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. In the event of a claim against **JRH Inspections**, **CUSTOMER** agrees to supply **JRH Inspections** with the following: (1) written notification of adverse conditions within 14 days of property possession; and (2) access to the premises. Failure to comply with the above conditions will release **JRH Inspections** from any and all obligations or liability of any kind.

The inspection and report are not intended to be relied upon or used as a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of any inspected structure, items or systems. **JRH INSPECTIONS** is not an insurer of any inspected conditions. ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED TO THE FULLEST EXTENT ALLOWED BY LAW.

It is understood and agreed that should **JRH Inspections** be found liable for any loss or damages resulting from failure to perform any of its obligations including but not limited to negligence, breach of contract, or otherwise, the liability of **JRH Inspections** shall be limited to a sum equal to the amount of the fee paid by the **CUSTOMER** for the Inspection and the Report. All prior communications are merged into this Agreement.

Inspection fee is \$ _____ and is payable upon completion of inspection. Accepted forms of payment are cash or check. Credit cards are accepted, with a 3% added fee to cover bank processing fees. VENMO and ZELLE also accepted. Acceptance and understanding of this agreement are hereby acknowledged:

Inspector's Signature _____ Date _____

Customer's Signature _____ Date _____

Customer's Name Printed _____

The address of the property is _____