HOME INSPECTION AGREEMENT

Street address	City	State / ZIP	Inspection date	Start time
Client(s)	Phone	Email		
Inspection company	Phone	Email		
Business address	Home inspector	Association and member no.		

O.C.G.A. § 8-3-331 requires every home inspector to give the client a written document that specifies the scope of the inspection, that the inspection is a visual inspection, and that defects will be reported in writing. Sections 1, 2, and 3 are that document.

1 Scope of the inspection O.C.G.A. § 8-3-331(1)

The structural elements, systems, and subsystems to be inspected are checked below. The inspector inspects the parts that are readily accessible on the inspection date.

- ☐ Foundation and structure
- ☐ Exterior, grading, and drainage
- ☐ Attic, insulation, and ventilation
- ☐ Electrical service, panels, and wiring
- ☐ Air conditioning system
- ☐ Built-in kitchen appliances
- ☐ Crawl space or basement
- ☐ Roof covering, flashing, and gutters
- ☐ Plumbing and water heater
- ☐ Heating system
- ☐ Interior walls, floors, doors, and windows
- ☐ Attached garage and door opener

Optional services, for an added fee:

☐ Radon test ☐ Sewer line camera scope ☐ Pool and spa ☐ Detached buildings

Other services: _____

2 A visual inspection O.C.G.A. § 8-3-331(2)

The inspection is a visual inspection.

The inspector looks at what can be seen and safely reached on the inspection date. The inspector does not move furniture or stored items, remove wall, floor, or ceiling coverings, take systems apart, or enter spaces that are unsafe or blocked. Concealed and latent defects are outside the inspection.

The inspection is not a warranty or a guarantee, a code inspection, or an estimate of repair costs, remaining life, or market value.

3 Written notice of defects O.C.G.A. § 8-3-331(3)

The home inspector will notify in writing the person on whose behalf such inspection is being made of any defects noted during the inspection, along with any recommendation that certain experts be retained to determine the extent and corrective action necessary for such defects.

Report delivery date: _____

The report is for the client. The client approves sending a copy to:

_____

4 Not part of this inspection

Termites and other wood-destroying organisms. The inspector may note damage or signs of them, but this inspection is not an Official Georgia Wood Infestation Inspection Report. Only a pest control company licensed in the wood-destroying organisms category can issue one.

Septic systems. An evaluation of the septic tank and drainfield is a separate service, done by the County Board of Health or a certified septic contractor.

Radon, mold, asbestos, lead, and other environmental tests, wells, irrigation, pools, and detached buildings, unless checked as an optional service in section 1.

Left out at the client's request: _____

_____

5 Fee

Inspection fee	Optional services	Re-inspection visit	Total fee	Payment due

A return visit to recheck repairs at this property is part of this agreement and is billed at the re-inspection fee.

6 Time limit for legal claims

Optional. This section applies only if every client initials it.

THE CLIENT MAY NOT FILE A LEGAL ACTION, WHETHER SOUNDING IN TORT (EVEN IF DUE TO THE INSPECTOR'S NEGLIGENCE OR OTHER FAULT), CONTRACT, ARBITRATION, OR OTHERWISE, AGAINST THE INSPECTION COMPANY OR ITS EMPLOYEES MORE THAN ONE YEAR AFTER THE INSPECTION, EVEN IF THE CLIENT DOES NOT DISCOVER A DEFECT UNTIL AFTER THAT.

Client initials _____ _____

7 Signatures

☐ The client agrees to sign this agreement and receive the report electronically.

By signing, the client agrees to the scope, fee, and terms above, and confirms receiving this written document before the inspection.

_____ _____

Client signature Date

_____ _____

Client signature Date

_____ _____

Home inspector signature Date