



Inspected Property: _____

Inspection Date: _____

Client(s) Name: _____

Inspection Fee: _____

THIS AGREEMENT made by and between GLH Home Inspections, LLC (hereinafter "INSPECTOR") and the undersigned ("CLIENT"), collectively referred to herein as "the Parties." The Parties understand and voluntarily agree as follows:

1. **Assumption of Risk of Injury:** The INSPECTOR has no knowledge or information concerning the conditions of the Inspected Property and will not see any conditions until the time of the home inspection. The CLIENT is encouraged to attend the home inspection but assumes all risks and responsibility for any injury (including, but not limited to, personal injury, bodily injury, disability, and death), illness, damage, loss, claim, liability, or expense, of any kind, that CLIENT may experience or incur in connection with attending the home inspection. CLIENT releases, discharges, and holds harmless INSPECTOR, its employees, agents, and representatives, of and from any such claims, including all liabilities, claims, actions, damages, costs, or expenses of any kind arising out of or relating to attending the home inspection.

2. **Scope of Services:** The INSPECTOR agrees to provide professional home inspection services to the CLIENT in conformance with the standards, limitations, exceptions, and exclusions as contained in division (C) of section 4764.01 of the Revised Code, ORC Ann. 4764.01, et seq., OAC Ann. 1301:17-1-01, et seq. ("OH Standards"), and this Agreement. Although the INSPECTOR agrees to follow the OH Standards, CLIENT understands that these Standards contain limitations, exceptions, and exclusions. The inspection is non-invasive. Inspectors who perform home inspections are not required to identify or disclose a property's concealed conditions, latent defects or cosmetic deficiencies that do not significantly affect a property's system or part of a system's performance for the system's intended purpose. The inspection is limited to a visual and not a technically exhaustive examination of readily accessible components and systems as of the specific date and time that the inspection occurred.

3. **Home Inspection Report:** The CLIENT and the INSPECTOR agree that the INSPECTOR will prepare a written Home Inspection Report in accordance with Chapter 4764 of the Revised Code and rules adopted thereunder. The CLIENT and the INSPECTOR agree that the INSPECTOR will provide the Report after an on-site inspection of the Inspected Property. The Report shall include all of the following: (a) information on any system or component inspected that, in the professional opinion of the INSPECTOR, is deficient to the degree that it is deficient; (b) the INSPECTOR'S recommendation to repair or monitor deficiencies reported; (c) a list of any systems or components that were designated for inspection in the standards of practice adopted by the board under division (A)(10) of section 4764.05 of the Revised Code but that were not inspected; and (d) the reason a system or component listed for inspection was not inspected.

4. **General Exclusions:** The limitations and exclusions identified in this paragraph are in addition to any specific exclusions identified for each individual system and component outlined in OAC Ann. 1301:17-1-17. An inspection **IS NOT** technically exhaustive. An inspection **WILL NOT** identify concealed or latent defects, deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. An inspection **DOES NOT** include items not permanently installed. The inspection services **DO NOT INCLUDE** any action, system or component specifically excluded from the scope of work in any provision of the OH Standards. The inspection **DOES NOT INCLUDE:** (a) pest inspections; (b) environmental testing; (c) inspection of any property or structure conducted by an employee or representative of an insurer licensed to transact business in this state under Title XXXIX of the Revised Code for purposes related to the business of insurance; or (d) determination of compliance with applicable statutes, rules, resolutions, or ordinances, including, without limitation, building, zoning, or historic codes. The INSPECTOR **IS NOT REQUIRED TO DETERMINE OR OFFER AN OPINION ABOUT:** (a) the condition of a system or part of system installed in the Inspected Property that is not readily accessible; (b) the estimated remaining life of a system or part of a system; (c) the adequacy or efficiency of a system or part of a system; (d) the source or causes of conditions or deficiencies in the Inspected Property; (e) the estimated costs to correct deficiencies in the Inspected Property; (f) forecasting future conditions about the Inspected Property, including but not limited to, forecasting the failure of systems or parts of system in the Property; (g) The appropriateness or suitability of the Inspected Property for any use other than for residential purposes; (h) the compliance of a system or parts of a system in the Inspected Property with past, present or future requirements which include but are not limited to codes, regulations, laws, ordinances, builder specifications, installation and maintenance instructions, care or use guides; (i) the marketability or market value of the Inspected Property; (j) the presence at the Inspected Property of any animals, plants, environmental hazards or substances that may be hazardous or harmful to any living being; (k) the presence of and/or effectiveness or efficiency of any system installed at the Inspected Property to control or remove any animals, environmental hazards or substances from the Property; (l) the estimated operating cost of a system or parts of a system; (m) the sound quality or acoustical properties of a system or parts of a system; (n) soil conditions relating to geotechnical or hydrologic specialties; (o) determine or report on materials, conditions, systems or parts of systems subject to recall, litigation, or other adverse claims or conditions; (p) the legality of any contract or contract term pertaining to the Inspected Property. The INSPECTOR **IS NOT REQUIRED TO DETERMINE:** whether any system or component of the Inspected Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products, or by-products, including, but not limited to, methamphetamines, and including all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities. The INSPECTOR **IS NOT REQUIRED TO OFFER:** (a) performance of any acts or services contrary to law or government regulations; (b) performance of any other trade or professional services other than a home inspection; (c) evaluation of any other trade or professional services performed on a property by others; (d) offer any warranties or guarantees regarding the Inspected Property. The INSPECTOR **IS NOT REQUIRED TO OPERATE:** (a) any systems or parts of a system that cannot be operated by normal operating controls or are inoperable, disabled, shut-off, or otherwise where conditions prohibit; (b) any devices designed to protect systems or parts of a system from unsafe condition including, but not limited to, automatic safety controls. The INSPECTOR **IS NOT REQUIRED TO ENTER:** (a) an area of the Inspected Property that in the INSPECTOR'S judgment is likely to be dangerous to the INSPECTOR or to other persons or is likely to cause damage to the Inspected Property, its systems or components; (b) any crawl space or attic that, in the INSPECTOR'S determination, is not readily accessible. The INSPECTOR **IS NOT REQUIRED TO INSPECT:** (a) any items underground on the Inspected Property, including but not limited to, storage tanks, septic systems, underground piping and wells, whether abandoned or active; (b) any items that are not installed; (c) any installed decorative items; (d) any detached structures on the Inspected Property other than garages or carports; (e) any common area property found in common areas for condominium or cooperative housing; (f) every occurrence of multiple similar parts of a system; (g) any outdoor cooking appliances. The INSPECTOR **IS NOT REQUIRED TO:** (a) perform any procedures, operations or inspection at the Inspected Property that is, in the INSPECTOR'S judgment, likely to be dangerous to the INSPECTOR or to other persons or is likely to cause damage to the Property, its systems or components; (b) move any items, including but not limited to, any personal property, including furniture, plants, soil, snow, or other debris; (c) take apart or dismantle any systems or parts of a system, except as required by regulation; (d) adjust any devices, systems or parts of a system, except as required by regulation; (e) ignite or extinguish any fires,

pilot lights, burners or other open flames that require manual ignition on any fuel-burning appliances; (f) probe any surfaces that could, in the INSPECTOR'S professional opinion, be damaged or where no deterioration is visible or presumed to exist. The CLIENT and the INSPECTOR agree that the scope of the inspection to be performed pursuant to this Agreement DOES NOT INCLUDE decay of the interior of logs in log walls, log foundations or roofs, or similar defects in log homes, log structures or similar log construction. The CLIENT and the INSPECTOR agree that the INSPECTOR **IS NOT REQUIRED TO PERFORM** any action or task specifically excluded from the scope of a home inspection as contained in the OH Standards, whether or not specifically identified herein.

5. **No Liability for Third-Party Reliance on Inspection Report:** The inspection and home inspection report are for the use of CLIENT only. INSPECTOR may also provide a copy of the home inspection report to the CLIENT'S real estate agent or attorney. INSPECTOR has permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties only with written consent of CLIENT. CLIENT shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation of the content of the report by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR from any liability whatsoever.

6. **Inspection Fee & Additional Fees:** The Inspection Fee is due prior to or immediately upon completion of the physical inspection of the Inspected Property. If the Inspection Fee is not paid as required herein, the INSPECTOR has no obligation to release the home inspection report, or any other information concerning the inspection or the Inspected Property, until the Inspection Fee is paid in full. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the CLIENT. There is a \$50.00 service charge for returned checks. A finance charge of one and one-half percent (1.5%) per month, eighteen percent (18%) per year, will apply to all obligations not paid pursuant to the terms contained herein. CLIENT agrees that in addition to any service charges or interest, the CLIENT shall be responsible for all legal fees and costs incurred by the INSPECTOR to collect the fees due under this Agreement.

7. **Severability:** If any portion of this Agreement is found to be invalid or unenforceable by any court the remaining terms shall remain in force between the Parties. The indemnities and assumptions of liabilities and obligations herein shall continue in full force and effect after and notwithstanding the termination of this Agreement.

8. **LIQUIDATED DAMAGES & LIMITATION OF LIABILITY:** INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for any claims against the INSPECTOR, including claims for, but not limited to, breach of contract, negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special, or incidental damages or for the loss of the use of any portion of the Inspected Property. The Parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee. The CLIENT understands that he/she/they is/are free to consult with another professional if the Client does not agree to this provision.

9. **Disclaimer of Warranties:** Unless specified in this Agreement, all express or implied conditions, representations, and warranties, including any implied warranty of merchantability, fitness for a particular purpose or non-infringement are disclaimed, except to the extent that these disclaimers are held to be legally invalid.

10. **Notice of Claims:** The CLIENT agrees that any claim for failure of the INSPECTOR to fulfill its obligations under this Agreement shall be made in writing to the INSPECTOR upon discovery. The CLIENT also agrees to allow the INSPECTOR ten (10) days to come to the Inspected Property to observe, photograph, inspect and evaluate any condition complained of by the CLIENT to the INSPECTOR and not

to make, or allow others to make, any alteration to the claimed condition until the INSPECTOR has had the opportunity to inspect and evaluate the claimed condition.

11. **Governing Law & Jurisdiction:** All issues and questions concerning the construction, validity, enforcement, and interpretation of this Agreement shall be governed by, and construed in accordance with, the laws of the state where the Inspected Property is situated, without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than the state where the Inspected Property is located. The parties agree that any litigation arising out of this Agreement, or any services provided by the INSPECTOR shall be filed only in the court having jurisdiction in the county in which the INSPECTOR has its principal place of business.

12. **LIMITATION ON TIME TO INITIATE ANY LEGAL ACTION:** Any legal action, dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, regulation, ordinance, or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the inspection or the home inspection report must be initiated within one (1) year from the date of the delivery of the home inspection report to the CLIENT, regardless of when the CLIENT first discovers the facts supporting such possible claims as identified herein. Failure to initiate said action within one (1) year of the date of services shall be a complete bar to any such action a full and complete waiver of any rights, actions or causes of actions that may have arisen thereon. This period may be shorter than otherwise provided by state law.

13. **No Assignments Permitted:** CLIENT may not assign all or any portion of his/her/their rights or obligations under this Agreement. Subject to the preceding, this Agreement shall be binding upon, inure to the benefit of, and be enforceable by the Parties hereto and their respective heirs, legal representatives, successors, and assigns. This Agreement does not create and shall not be construed or deemed to create any rights or benefits enforceable by or for the benefit of any person or entity other than the Parties hereto and their respective heirs, legal representatives, successors, and assigns.

14. **Entire Agreement:** This Agreement represents the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever.

15. **Acceptance of Terms:** CLIENT agrees that he/she/I/they have read, understand, and agree to all the terms and conditions on all pages of this Agreement, including the limitations and exclusions, and agree(s) to pay the fee shown according to the terms stated herein. The CLIENT can consult with legal counsel, or any other person or entity, before signing this Agreement. CLIENT acknowledges that if CLIENT does not agree with any of the terms of this Agreement, CLIENT has the option to retain another inspection company.

CLIENT'S Signature: _____ Date: _____
CLIENT'S Name: _____ (Please Print)

INSPECTOR'S Signature: _____ Date: _____