



# GUARDIAN REAL ESTATE INSPECTIONS COMMERCIAL & RESIDENTIAL

3516 HIGH CREEK DRIVE · COLUMBUS, OH · 43223 · 614.348.6894 · WWW.GUARDIAN-REI.COM

## COMPREHENSIVE WHOLE HOUSE INSPECTION AGREEMENT (Please Read Carefully)

Guardian Real Estate Inspections, LLC, hereafter referred to as GREI, agrees to perform an inspection within the limits of this agreement on the property located at:

\_\_\_\_\_, \_\_\_\_\_, Ohio, \_\_\_\_\_

The inspection will be performed for, \_\_\_\_\_, hereafter referred to as the Client for the sum of \$ \_\_\_\_\_, payable upon completion of the inspection, unless otherwise noted and initialed by both parties.

GREI agrees to provide an inspection for the purpose of alerting the Client to any major deficiencies in the conditions of the property but will not discover or include latent defects or hidden defects or deficiencies. The inspection is provided for the sole, confidential, and exclusive use and possession of the Client, unless agreed to in writing. The scope of the inspection shall be limited to the following:

- Observable aspects of Structural Condition
- Basic electrical and plumbing systems
- Heating and air conditioning systems
- Foundation and basement
- Kitchen and appliances
- General interior, including walls, ceilings, floors, and windows
- Insulation and ventilation
- General exterior, including roof, gutter, chimney, and siding

It is agreed that the components and conditions beyond the scope of the inspection include, but are not limited to:

- Environmental problems, including but not limited to any gas including Radon, the presence of mold, lead, formaldehyde, under-ground storage tanks.
- Hidden or latent defects
- Wells, water conditioners, sewer, septic systems, alarm systems, irrigation systems or heat exchangers
- Detached buildings other than garages
- Insect or other infestations

THE INSPECTION IS NOT INTENDED OR TO BE CONSIDERED AS A GUARANTEE OR WARRANTY, NOR ANY FORM OF INSURANCE, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF THE PROPERTY, ITEMS, AND SYSTEMS AND IT SHOULD NOT BE RELIED UPON AS SUCH.

It is further agreed, that the inspection will not determine compliance with any or all applicable codes, laws and regulations. The inspection is not intended to determine or appraise value of the property, or become an endorsement to buy or a recommendation not to buy the inspected property.

It is further understood and agreed that GREI, its officers and/or employees, assume no liability and shall not be responsible for any mistakes, omissions or errors in judgment beyond the cost of the inspection. This limitation of liability shall include and apply to all consequential damage, bodily injury or property damage of any nature.

Payment is due upon completion of the inspection and the Client shall be entitled to delivery of the report within 48 hours of the inspection. Any notices required to be served, shall be served upon GREI at 3516 High Creek Drive, Columbus, Ohio 43223, (614) 348-6894. Any dispute over the content, performance or execution of this agreement shall be governed by the laws of the state of Ohio. Any dispute concerning this matter shall be litigated in the courts of Franklin County, Ohio.

Should any element of this agreement be declared void, it shall be stricken and the remaining provisions shall remain in full force and effect. This agreement constitutes the entire understanding of the parties with regard to this matter, no statements, oral or otherwise, shall be enforceable unless made in writing and signed by both parties.

The Client acknowledges that he/she has read this agreement in full, prior to signing same, and understands and agrees to all terms and conditions herein.

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

For Guardian Real Estate Inspections, LLC: \_\_\_\_\_, its member.