

McNEILL HOME INSPECTIONS, INC.

PO. BOX 149

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INSPECTION AGREEMENT

McNeill Home Inspections Inc. agrees to perform an inspection for the purpose of disclosing, to the customer, any significant deficiencies (defined as unsafe or not functioning) found on and related to the home being inspected. It is understood and agreed upon that the inspection will be of readily accessible (defined as available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, probing, or any action which will likely involve risk to persons or property) and visible areas of observable systems and will be made to determine the condition of the items at the time of inspection. Said inspection shall in no way be considered a guarantee or warranty of such items. The items will be inspected and consideration given to the age of the items and they may be considered to be in normal working order if they perform their intended function at the time of inspection.

IN THE ABSENCE OF WATER STAINS (THAT HAVE NOT BEEN PAINTED OVER, CONCEALED OR HIDDEN), STANDING WATER OR WOOD ROT (THAT HAS NOT BEEN REPAIRED) THE INSPECTOR WILL ASSUME THAT ANY WATER LEAKS OR DRAINAGE PROBLEMS HAVE BEEN RESOLVED, REPAIRED AND/OR OTHERWISE CORRECTED.

This inspection will not be technically exhaustive, nor will equipment be taken apart or destructive testing be used. Areas that are hidden or not readily accessible are not covered. This inspection will be conducted in accordance with the Standards and Practices and Code of Ethics set forth in Arkansas Legislative Act 1328. These Standards are posted on the Arkansas Home Inspection Registration Board website at: www.ahib.org. Only those items included in the inspection report were inspected.

Let it be understood and agreed upon that:

1. This will not be a code compliance inspection, and any questions concerning code compliance should be directed to a reliable code compliance inspector.
2. McNeill Home Inspections, Inc. assumes no liability for repair or replacement of any item, reported or unreported. No re-inspection of repairs will be made.
3. If McNeill Home Inspections Inc should fail to report significantly deficient items, individually or in the aggregate, the limit of liability will be the lesser of: (a) the cost of repair or replacement of those items, or (b) \$1,000.00. Any claim for damages by any party must be presented to McNeill Home Inspections, Inc. prior to any repair or corrective action taken. Furthermore, should McNeill Home Inspections Inc. be accused of any damages caused during the performance of the inspection, such damages should be stated in writing and presented within 10 days after the inspection to be considered.
4. Payment is due at the completion of the inspection. If the client cannot attend the inspection an invoice for inspection fee will be sent with the report. Payment must be received within 14 days of inspection to avoid incurring a \$25 late fee. Fee will compound every 14 days until payment is received.
5. This Agreement, shall be enforceable and effective if signed by the customer of McNeill Home Inspections, Inc. or any agent of the customer.

Accepted and agreed upon this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2014

\_\_\_\_\_  
Customer or customer's agent

\_\_\_\_\_  
Property address

\_\_\_\_\_  
Inspector and Registration number