

A & R BUILDING AND HOME INSPECTIONS

P.O.BOX 81825
ALBUQUERQUE, NM 87108

(505)553-9449, (505)553-9231 FAX -(505)888-7541
Email: Service@AandRHomeInspections.com

LICENSE: ZRBL#40670

PRE-INSPECTION AGREEMENT:

A & R Building and Home Inspections agree to conduct a visual inspection of the readily accessible areas of the building and property. In accordance with the terms and conditions of this **PRE - INSPECTION AGREEMENT**, for the purpose of informing you the customer of major defects and deficiencies in the condition of the building and property. Very strict and professional standards will be used in the inspection of the building and property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of YOU the customer. The written report will include the following but not limited to.

-QUALITY AND CONDITION AND LIFE EXPECTANCIES OF MAJOR SYSTEMS INCLUDING;

- STRUCTURAL - ELECTRICAL - PLUMBING
- HEATING - AIR CONDITIONING - ROOF - BASEMENT
- HOT WATER HEATER - KITCHEN AND APPLIANCES
- GENERAL INTERIOR - WALLS - CEILINGS - FLOORS
- WINDOWS - INSULATION - VENTING
- ATTIC - GENERAL EXTERIOR - LANDSCAPING -GUTTERS
- CONCRETE - DRIVEWAY - DRAINAGE AND GRADING
- CHIMNEY -FOUNDATION - WALLS - PAINT

It is understood and agreed that this inspection is of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection: equipment, items and systems will not be dismantled.

This is not a compliance inspection for past or present government codes or regulations of any kind.

The inspection and report do not address, and are not intended to address the possible presence of or danger from any potential harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos urea formaldehyde, toxic or flammable chemicals, and water or airborne hazards. Also excluded are inspections of and reports on swimming pools, wells, septic systems, security system,

central vacuum systems, water softeners, sprinkler systems, fire and safety equipment, and the absence or presence of rodents, termites and other insects.

The parties agree that A & R Building and Home Inspections and its employees, assume "NO" liability or responsibility for the cost of repairing or replacing any unreported or deficiencies, either current or arising in the future, or for any property damage, consequential damage, or bodily injury of any nature. The inspection and report are "NOT" intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. A & R Building and Home Inspections is "NOT" an insurer of any inspected conditions.

It is understood and agreed that A & R Building and Home Inspections and its employees be found liable for any loss or damage resulting from failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, than the liability of A & R Building and Home Inspections and its employees shall be limited to the sum equal to the amount of the fee paid by you the customer for the inspection and report.

All invoices must be paid within 90 days. There will be no exceptions.

PROPERTY LOCATION:

ADDRESS: _____
CITY: _____
STATE, ZIP CODE: _____

DATE: _____
TIME: _____

BILLING INFORMATION:

CLIENT NAME: _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
PHONE NUMBER: _____

PRICE QUOTE: _____

CLIENT SIGNATURE

DATE

A & R REPRESENTATIVE

DATE