

# CORNERSTONE HOME INSPECTION AGREEMENT

HOME INSPECTIONS • ENVIRONMENTAL TESTING

---

P.O. BOX 6186 • OMAHA, NE 68106 • OFFICE: 402-677-2423 • EMAIL: CORNERSTONEINSPECTS@COX.NET

## CLIENT CONTACT INFORMATION

CLIENT: \_\_\_\_\_ HOME PHONE #: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_ CELL PHONE #: \_\_\_\_\_

EMAIL: \_\_\_\_\_

## REQUESTED SERVICES

GENERAL HOME INSPECTION

RADON

OTHER: \_\_\_\_\_ TOTAL FEE: \$ \_\_\_\_\_

## PAYMENT INFORMATION

**Full payment is due at the time of the Inspection.** MAKE CHECKS PAYABLE TO CORNERSTONE HOME INSPECTION. Any fee not paid within 5 days of the Inspection will have a service charge of 1.25% monthly, added to the fee, a \$20.00 dollar rebilling fee and shall pay all costs of collection incurred by the Inspector, including attorney's fees.

METHOD OF PAYMENT:  CASH  CHECK # \_\_\_\_\_  OTHER \_\_\_\_\_

DATE: \_\_\_\_\_

This is a contract. By signing below you acknowledge that you have read, agree to, and understand all of the terms and conditions set forth on the reverse side.

Accepted by CLIENT:

\_\_\_\_\_  
Signature of Client

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

Accepted CORNERSTONE HOME INSPECTION SERVICES:

*Chad M Ahlvers / Owner*

Signature of Inspector: \_\_\_\_\_

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

## **TERMS AND CONDITIONS**

The result of this Inspection are not intended to make any representation regarding concealed defects that may exist, and any express or implied warranties are hereby specifically disclaimed.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. The Inspection and related report are not intended to be fully exhaustive, nor does it imply that every component was inspected or that every possible defect was discovered.

The Inspection and report are limited to mostly visible and accessible aspects of the property's basic structure, the property's foundation or basement, interior, exterior, roof, electrical, plumbing, and heating and cooling systems.

This does not include defects that may be hidden behind walls, floors, or ceilings, such as wiring, structure, plumbing, and insulation that is hidden or inaccessible. In conducting the Inspections, the Inspector will not disassemble equipment, move personal property, storage, carpeting, open wall coverings or dismantle any property, or do anything that in the opinion of the Inspector will involve risk to person and/or property. The purpose of this report is to detect major visible problems and unsafe conditions; it is not intended for cosmetic or aesthetic evaluation. Some intermittent problems may not be obvious on an Inspection because they only happen under circumstances, or may not be obvious on an Inspection because they are concealed under certain circumstances. Buildings that are occupied, inspected after dark, or inspected during poor weather conditions may create conditions that could impede the Inspection.

The roof may have to be inspected from ground level to avoid damage to the roofing material and/or risk to the Inspector. Minor leaks may go undetected unless it is actually raining, combined with windy, or other storm conditions at the time of the Inspection.

The report contains the general condition of the HVAC system. Any life expectancy estimates are based on statistical comparison of other similar systems. You cannot rely on any prediction of life expectancy. This report and Inspection cannot include the heat exchanger because such an Inspection would require disassembling the furnace.

The Inspector does not tell or report on materials such as radon, asbestos, lead paint, formaldehyde, electrical magnetic fields, toxic or flammable chemicals, water airborne related diseases, gases, fumes, or other similar or harmful substances, including any odors and pet damage, old and/or fungi whether it is visible or not, fences, retaining walls, swimming pools, hot tub, ponds, water conditioning equipment, cable/phone, all low voltage items, geo thermal components, central vacuums, thermo pane windows, glass cracks, weather stripping, pest/wood destroying insects,

You agree that any claim in connection with services provided pursuant to this Agreement shall be reported to Inspector in writing within ten (10) days of discovery. You also agree to allow us a reasonable period of time to conduct an investigation of the claim. You agree that any failure to comply with this provision shall be deemed a waiver by you and shall bar any claim. Any dispute concerning this agreement shall be brought within one (1) year from the date of the Inspection. You agree to limit any claim of liability for any negligence to the amount of the original inspection fee. There will be no liability for consequential damages. You agree that this limitation on action is shorter than provided by Nebraska law and waive the limitation of action provided by Nebraska law.