

# Pre- Inspection Agreement

Contributed by Administrator  
Thursday, 21 September 2006  
Last Updated Wednesday, 06 January 2016

## PLEASE READ CAREFULLY

Dear Client,

The following report will tell you a great deal about the overall condition of this property. Following the Alabama Standards of practice & code of ethics, our review is based on visible observations of readily accessible areas of the property at the time of inspection. As such, you may expect the condition of the property to change between the inspection date and the time you take possession. Conducting a complete walk-through just prior to closing will help you identify any conditions which may have changed since our inspection.

Realizing that all properties experience some degree of wear, cosmetic considerations are not within the scope of this report. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership.

Furthermore, owning any building involves some risk and while we can give an excellent overview of the property as of the date of inspection, we cannot inspect what we cannot see. Moving furniture or any other objects, any dismantling, or lighting gas pilots are not within the scope of this inspection. This report is not an exhaustive technical evaluation, as such an evaluation would cost many times more than our standard inspection fee.

**MAJOR SYSTEMS** - Our evaluation of major systems is both visual and functional provided power and/ or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, wood decaying funguses, lead based products or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing. Our review of interior rooms is visual and evaluated with similar aged home in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window may not always be reported. We do not evaluate damage caused by hail. If you have any questions regarding hail damage, please contact an insurance company.

**DISMANTLING AND OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCHAN INSPECTION UPON REQUEST.**

Property Address Client Signature

If client and/or representative is not present to sign this agreement, these limitations become implied.

2601 Bonnie Oaks Dr. HUNTSVILLE, AL 35803 OFFICE 256.534.8416. MICHAEL CLAY HANCOCK 256.679.9923  
WWW.HOMEINSPECTIONHUNTSVILLE.COM