

# AAA HOME INSPECTION SERVICE, INC.

P. O. BOX 8852 – MESA, AZ 85214-8852 - OFFICE (480) 981-3303 FAX (480) 558-7707 – AAAHISI.COM

NAME \_\_\_\_\_ \* Report No. \_\_\_\_\_  
(CUSTOMER) \* PROPERTY TO BE INSPECTED:

ADDRESS \_\_\_\_\_ \* \_\_\_\_\_

CITY, STATE \_\_\_\_\_ \* \_\_\_\_\_

PHONE \_\_\_\_\_ \* \_\_\_\_\_

\*\*\*\*\*

REALTY COMPANY \_\_\_\_\_

REPRESENTATIVE \_\_\_\_\_ PHONE \_\_\_\_\_

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## PRE-INSPECTION AGREEMENT

(PLEASE READ CAREFULLY)

AAA HOME INSPECTION SERVICE, INC. agrees to conduct an inspection for the purpose of informing the CUSTOMER of deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATIONS OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following only:

- \* structural conditions and basement
- \* electrical, plumbing, hot water heater, heating and air conditioning
- \* condition of major systems
- \* general interior, including ceiling, walls floors, windows, insulation & ventilation
- \* general exterior, including roof, gutter, chimney, drainage and grading
- \* bath, kitchens and appliances

It is understood and agreed that this inspection will be 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. Maintenance and other items may be discussed, but they are not a part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. This inspection is performed in accordance with the State of Arizona and AZ ASHI Standards of Professional Practice.

## UNCONDITIONAL RELEASE AND LIMITATIONS OF LIABILITY

It is understood and agreed that AAA HOME INSPECTION SERVICE, INC. is not an insurer and that the inspection and report are not intended or to be construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The CUSTOMER hereby releases and exempts AAA HOME INSPECTION SERVICE, INC. and its agents and employees of and from all liability due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability and responsibility including the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage or personal injury of any nature.

In the event that AAA HOME INSPECTION SERVICE, INC. and/or its agents or employees are found liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of AAA HOME INSPECTION SERVICE, INC. and its agents and employees shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the inspection and report. In any dispute between customer and AAA HOME INSPECTION SERVICE, INC. relating to the inspection, then attorney fees, court costs and all expenses shall be awarded to the prevailing parties. \_\_\_\_\_ (INITIAL)

The signer of this agreement accepts full responsibility for all fees to be paid in full to AAA HOME INSPECTION SERVICE, INC., regardless of whether or not the property closes escrow. Your initials above confirm your agreement to be bound by these terms. Acceptance and understanding of this agreement are hereby acknowledged and MUST be signed by the customer.

AAA HOME INSPECTION SERVICE, INC. Date CUSTOMER SIGNATURE Date  
TOTAL FEE \$ \_\_\_\_\_( ) = (See Fee Schedule for details)