

**THE BUILDING INSPECTORS OF GEORGIA**  
**PRE-INSPECTION AGREEMENT & LIABILITY LIMITS**

**PURPOSE OF REPORT...**

\* To provide a professional non-biased opinion of a real estate property in it's "as is" condition, as of the date of the inspection, limited to the definitions, limitations and guidelines established in this report.

**OBJECTIVE OF REPORT...**

\* To provide the purchaser with an analysis of a real estate property, consisting of a series of visual inspections of items contained in pages four through ten of this report, which the purchaser may disclose to other interested parties.

**DEFINITION OF REPORT...**

\* A visual examination and status report of the items listed on pages four through ten. The reporting of apparent defects (not cosmetic related) that require corrective action is limited to three categories:

1) **STRUCTURE:** A load bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framing), is defective if it has one or more of these characteristics:

- a) abnormal cracking or splitting;
- b) unusual settling or erosion;
- c) deterioration such as rot, excessive weathering, or pest infestation damage; any of which might pose a threat to the safety and/or stability of any portion of the structure.
- d) improper alignment or structural integrity compromised by modification or abuse;
- e) other stated characteristics that might affect the building's structural integrity.

2) **UNSAFE OR HAZARDOUS CONDITIONS:** Any item that is defined as a safety defect or hazard, the presence or absence of which would be dangerous. (Suspected, visible, "friable" asbestos is to be reported. The reporting of the possible presence of lead paint, UFFI, radon gas, electromagnetic radiation, toxic wastes, and other indoor pollutants is outside the scope of this report, unless specifically requested to be tested for).

3) **INOPERATIVE SYSTEMS AND APPLIANCES:** Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use. (Excluding refrigerators, stand alone ice makers, security systems, sprinkler systems or any other system or appliance that in the inspectors opinion is not standard or common to most homes).

**LIMITATIONS OF REPORT...**

\* The information contained in this report does not imply, guarantee or warrant any future conditions of any component(s) of the property described. This report is limited to only the components that are clearly visible at the time of the inspection and will not require the inspector to remove any of the component's fixed coverings (such as electrical outlet covers, carpets, wall boards and coverings, etc.) to inspect underlying components. The item statuses included in this report are based on the physical conditions visible to the inspector at the time of inspection. They are not based on representations by third parties, opinions as to the adequacy or appropriateness of the design, code compliance, cosmetic or aesthetic considerations. Such issues cannot be addressed within the scope of a general property inspection. When appropriate, the inspector may recommend engaging the services of a qualified professional specializing in the specific area of expertise.

\* When there are numerous similar items to be inspected, such as electrical outlets, windows, etc., a representative number, such as one per room, will be checked unless there is reason to believe substantial differences or deficiencies are likely to exist.

\* The information contained in this report is for the exclusive use of the persons or parties listed on the front page of the report and cannot be transferred to any other persons or parties without the expressed written consent of The Building Inspectors of Georgia.

\* In the event of any implied errors and/or omissions dispute, The Building Inspectors of GA reserves the right to re-inspect any item(s) in question, in a timely manner, **before** any corrective action is taken or settlement is agreed upon!


\* It is understood and agreed upon by the undersigned client and any other persons relying on this report or any subsequent reports pursuant to it that, should The Building Inspectors of GA or any of its' agents, representatives or employees, be found liable, whether as a result of breach of contract, negligence, violation of statutory rights or otherwise, for any loss or damage resulting from either a failure to perform or a failure to properly perform any part of this basic comprehensive inspection, the liability of The Building Inspectors of GA, such agents or representatives shall be limited to the amounts paid by the client to The Building Inspectors of GA for any inspection services outlined in this report. It is further understood and agreed that, under no circumstances, will The Building Inspectors of GA be liable for consequential damages of any sort.

**\* It is also agreed that in the absence of the client's signature on this agreement, usage of and/or compensation for this inspection report by the client or the client's representative(s), will be the same as agreeing to the terms herein.**

\* This agreement is the entire agreement between the parties and neither party is relying on representations by the other. This cannot be amended except in writing and agreed to by all parties. This agreement is made under the laws of the state of Georgia.

**Acceptance and understanding of this agreement is here by acknowledged:**

**THE BUILDING INSPECTORS OF GEORGIA**



Inspector - Mike Sylvester

Date

Amount Rec'd:

Date

**\*Checks payable to: B-I-G**

Date

**e-mail:**

*The Building Inspectors of Georgia is a Sylvester Home Inspections, LLC company.*