



This Agreement made this _____ (date) by and between General Inspectors of Albuquerque and _____ (Client name)

1. SCOPE OF THE INSPECTION: General agrees to perform a visual inspection of the structure located at _____ (address) (“Property”) and to provide Client with a written inspection report. **The purpose this inspection is to identify systems and components of the Property that in General’s opinion, are either unsafe or not functioning.** The inspection will be limited to readily accessible areas of the property.

2. INSPECTION FEE: LIMITATION OF LIABILITY: It has been agreed upon by Buyer and Seller, in the Purchase Agreement, to pay General the inspection fee in the amount of \$_____ by cash, check, money order or credit card. By signing this agreement, client understands that any liability of General shall be limited to the lesser of the cost to repair (adjusted for the remaining life of the problem item) or the amount of inspection fee.

3. SYSTEMS COVERED: The scope of the inspection will include all of the following items as visually observable or otherwise noted:

Visible Foundation	Plumbing	Roof	Appliances	Radon (YES/NO)
Visible Structure	Electrical	HVAC Systems	Windows & Doors	IFR (YES/NO)

4. LIMITATIONS: The scope of the inspection will not include the following items whether or not they are visually accessible, unless otherwise indicated:

Central Vacuum System	Intercom Systems	Swimming Pools w/ Related Equipment
Tennis Courts	Solar Heating Units	Cesspools
Personal Property	Water Softeners	Septic Tanks and Equipment
Underground Utilities	Low Voltage Systems	Wells/Springs
Detached Buildings	Security Systems	Drain Fields
Playground Equipment	Sprinkler Systems	Trash Compactors
Lead Based Paint	Water Analysis	Block Walls/ Wood Fences/ Retaining Walls
Low-Flow Plumbing Fixtures	All Duct Systems/Designs	Spas/Hot Tubs w/ Equipment

5. ADDITIONAL LIMITATIONS: General is not required to move personal property, debris, furniture, equipment, carpeting, walls, floors, ceilings, water, ice, snow, vegetation, or other materials or objects that may impede access or limit visibility. Latent or concealed defects are not within the scope of the inspection. General is also not required to enter any area which may contain materials hazardous to the inspectors’ health and/or safety. Cosmetic items are not within the scope of this inspection. No invasive or destructive testing will be conducted. No equipment or systems will be dismantled. The adequacy or efficiency of any system or component is not within the scope of the inspection. General does not address building and/or mechanical codes and also does not confirm if permits were filed for additions and all mechanical equipment.

General is not required to enter attic spaces that are unsafe for the inspector or where access could damage ceilings or insulation. General is also not required to enter crawl areas where the headroom is less than three (3) feet, or where adverse conditions may exist. Compliance/verification with past and/or present building codes, permits and zoning of original construction and additions, or other governmental codes or regulations is not within the scope of this inspection. General is not required to test the function or operation of shutters, awnings, window coverings or other such accessories. The operation of security lock devices or systems is not within the

scope of inspection. General is not required to walk on or access a roof where it could damage the roofing materials or be deemed unsafe for the inspector.

Thermostats and timers are not checked for accuracy or calibration. General will not activate heating and cooling systems which have been shut down or taken out of service.

Air conditioners cannot be safely checked when the outside temperature has been below 60 degrees within a 24-hour period. Multi-stage heating and cooling systems, along with their presence, are not within the scope of this inspection. Please note that determining ductwork size and adequacy in relation to the HVAC systems, along with refrigerant levels or types, are beyond the scope of this inspection. Pressure gauges are not used to test air conditioners.

Garbage disposals are checked for operation only. The determination of the presence of damage caused by wood destroying organisms/insect is outside the scope of the inspection. Dishwashers are checked only for their ability to fill and drain. Freestanding non-fixed appliances are not within the scope of the inspection. General will not determine property boundaries or inspect fences and/or privacy walls.

6. ENVIROMENTAL EXCLUSIONS: Client understands and acknowledges that the inspection will not address the possible presence of or danger from Asbestos, Radon Gas, Lead Based Paint, Carbon Monoxide, Chinese Sheetrock/Drywall, Formaldehyde, Toxic or Flammable Chemicals, Water or Airborne Related Illness or Disease, Mold, Mildew, or Other Bacteria, or other similar or potentially harmful substances. Water and Air Quality, Soil, Geological Site Engineering Conditions, and Exterior Insulated Finishing Systems (EIFS) are not within the scope of the inspection; General urges Client to contact a reputable specialist if Client desires information, identification, or testing for any of these items listed above.

7. NO WARRANTY: The inspection, or resulting report, is not intended as a guarantee, warranty, or insurance policy. General makes no express or implied guarantees or warranties regarding the continued adequacy, performance, or condition of any structure, item, component, or system after the inspection, and hereby disclaims all implied warranties.

8. COMPLAINT NOTICE: Client agrees to provide General with prompt written notice of any complaint concerning General's inspection services or inspection report, and to provide General with a reasonable opportunity to investigate the claim and attempt to resolve the concern. If Client alters or repairs any item of concern without providing written notice to General and/or a reasonable opportunity to investigate the claim, then Client waives any and all claims against General relative to the item of concern.

9. ARBITRATION: Any controversy or claim arising out of or related to this Agreement or any alleged breach thereof must be settled by binding arbitration in accordance with the rules of the American Arbitration Association, and any judgment upon any award rendered by such arbitrator(s) may be entered in any court having jurisdiction. The unsuccessful party in any litigation or arbitration shall be ordered to reimburse the successful party for costs and reasonable legal fees incurred.

10. EXCLUSIVE USE: Client acknowledges that the inspection report is intended for the Client's sole, confidential, and exclusive use and possession and may not be copied or otherwise reproduced without General's prior written consent.

11. ENTIRE AGREEMENT; BINDING EFFECT: This agreement represents the entire agreement between the parties. Any change, addendum, or modification must be in writing and signed by both parties hereto. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

I do ___ do not___ want General Inspectors to send a copy of the inspection report to the following agents

Client Signature: _____

Client Email: _____

General Inspectors of Albuquerque. By: Joseph Lebron