

J.W. Goad Home Inspections
Inspection Contract Agreement

This contract is an agreement between the client and J.W. Goad Home Inspections to perform an inspection of the home or building listed below according to the "Standards of Practice" of the Tennessee Home Inspector Licensure Board for inspections in Tn. & ASHI for inspections in Ky. These standards of practice inform you of what a home inspector should report, and what is not expected of the home inspector to report. This inspection is a limited visual inspection as a generalist. Areas that are inaccessible are not part of this inspection including but not limited to: behind walls, furniture, under rugs, inaccessible areas and below soil. The client signing below assumes all risk for potential problems or conditions including those areas not accessible by the inspector. The Client assumes all risk for problems noted in this report that may reveal further damage during a repair or further investigation by a qualified professional. Your signature below is your acceptance of these terms and conditions. A home inspection is not technically exhaustive and the inspector does not dismantle or perform testing that is destructive. The inspector is limited by this inspection agreement and cannot be expected to find or discover all defects in this building.

The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as: Lead-based paint, Radon, Asbestos, Cockroaches, Rodents, Pesticides, Treated Lumber, Fungus, Carbon monoxide, Electro-magnetic fields, Hazardous waste conditions, or other similar environmental hazards. Soil or geological conditions. Potability of water. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum, solar systems or lightning arrestors. This inspection does not include a test on "Synthetic Stucco" as this is a separate test and contract. J.W. Goad Home Inspections will not operate heating or cooling systems in temperatures that may cause damage to the unit. We do not inspect heat exchanger for cracks. Plumbing and electrical must be turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). This inspection does not address subterranean systems or system components (operational or non-operational), including sewage disposal, water supply, or fuel storage or delivery. J.W. Goad Home Inspection does not inspect for code compliance or ordinances. This inspection does not include detached buildings or garages.

The home inspection report is an "opinion" of J.W.Goad Home Inspections.. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client, who will be the person signing this contract, to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. We are not responsible for items mentioned in this report. We are not a guarantee nor do we guarantee any items or opinions described on this report. This inspection is to reduce the risk of finding a potential problem, not to

eliminate them. We are not a home warranty company nor do we carry insurance on warranty claims.

The limited liability of J.W. Goad Home Inspections and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for the inspection and report.

Should the Client want an inspection that does not limit the liability to a refund of the fee paid for the inspection and report, The Client can receive a technically exhaustive inspection and report without the limitation of a refund of the fee paid. The minimum fee for this type of inspection is \$2,700 and up depending upon square feet. This technically exhaustive inspection will be performed with licensed engineers, HVAC, Plumbers, Electricians, General contractors and others depending upon the extent of services requested. If the Client chooses this technically exhaustive inspection, the Client must first call for a quote.

The Clients agreement indicates the Client does not want a technically exhaustive inspection without the limits of liability to J.W. Goad Home Inspections. By payment of our fee and the Client's electronic signature, the Client acknowledges and understands and agrees to the statements and terms contained herein, and will hold J.W. Goad Home Inspections harmless to any claims made. The Client, spouse, executors or heirs or administrators are limited to a refund of the fee paid for this inspection and report.

This limitation applies to anyone who claims damages or expenses of any kind incurred due to the errors or omissions in this inspection or report & is governed by Kentucky laws.

NOTICE OF HOME INSPECTION COMPANY'S RIGHT TO CURE:

CHAPTER 411 OF THE KENTUCKY REVISED STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAW SUIT FOR DEFECTIVE CONSTRUCTION AGAINST THE HOME INSPECTOR OF YOUR RESIDENCE. YOU MUST DELIVER TO YOUR HOME INSPECTOR A WRITTEN NOTICE OF ANY CONDITIONS YOU ALLEGE THAT YOUR HOME INSPECTOR FAILED TO INCLUDE IN THE HOME IMPSECTION REPORT AND PROVIDE YOUR HOME INSPECTOR THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE HOME INSPECTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR ABILITY TO FILE A LAWSUIT.

In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. HomeGauge Privacy Policy

<https://www.HomeGauge.com/privacy.html>.

J.W. Goad Home Inspections
Tn. Inspector License #307
Ky. Inspector License #2402