

INSPECTION AGREEMENT - STANDARD

THIS IS A LEGALLY BINDING CONTRACT AND CONTAINS AN ARBITRATION CLAUSE

I (Client) hereby request a limited visual inspection of the structure at the address identified on page 2 of this contract, for my sole use and benefit. I warrant that I will read the following agreement carefully. I understand that I am bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the Inspector with any questions I may have.

Scope of Inspection

The scope of the inspection and report is a limited visual inspection of the readily accessible general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request or included with this report. The scope of the inspection is limited to the items listed within the report pages INDICATED AS INCLUDED on the bottom of the Key page. The report contains technical information. If you will not be present during the inspection please call our office to arrange for a verbal consultation with the Inspector. If you choose not to consult with the Inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the inspection report's contents.

Outside the Scope of Inspection

Any area which is not exposed to view is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishing, or any other thing is not included in this inspection.

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. Client acknowledges what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify or disclose any health or environmental concerns regarding the building(s) and/or adjacent property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, animals, bio-organic growth, PCBs, or any other toxic materials or substances contained in the water, air, soils, or building materials or products.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Building code or zoning ordinance violations or compliance with current code requirements.
 - Geological stability or soils conditions.
 - Structural stability or engineering analysis.
 - Termites, pests or other wood destroying organisms and related damage.
 - Asbestos, mold, fungi, bio-organic growth, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any other environmental hazards.
 - Building value appraisal or repair cost estimates and/or methods.
 - Condition of detached buildings.
 - Pools or spas bodies and underground piping.
 - Specific components noted as being excluded on the individual system inspection forms.
 - Private water or private sewage systems.
 - Saunas, steam baths, and their related fixtures and equipment.
 - Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls.
 - Water softener / purifier systems or solar heating systems.
 - Furnace heat exchangers, freestanding appliances, security alarms, low-voltage signal systems (such as phone and cable television) or personal property.
 - Adequacy, strength or efficiency of any system or component and causes of any deficiencies.
 - Prediction of life expectancy of any item, future conditions or operating costs.
 - Building permits and identification of modifications/additions
 - Inside of any piping or any underground piping or components, including, but not limited to, Underground Storage Tanks.
 - Advisability of purchase of the property.
 - Acoustical properties of the building or any perceived noise conditions.
 - Effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
- (Some of the above items may be included in this inspection for additional fees - check with your Inspector)*

This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Your Inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any construction craft or trade. The Inspector may possess licenses or certifications in related professions such as contractor, engineer, termite or mold. Client understands the Inspector is performing this inspection as a Home Inspector per local standards and not acting in any other professional capacity including, but not limited to, those listed above. If your Inspector recommends consulting other specialized experts, Client must do so at Client's expense, and Client is advised to do so prior to the close of transaction. Client accepts all responsibility for failure to act on Inspector's recommendations. If there are water leaks, damage, stains or musty smells reported by the Inspector and/or detected by the Client the Inspector recommends evaluation by a mold specialist prior to completion of the transaction.