

INSPECTION AGREEMENT

SCOPE OF THE HOME INSPECTION: This home inspection is performed in accordance with the Standards of Practice of the national association of certified home inspectors (NACHI) and is an examination of the mechanical and physical components of the property identified on page 1 of this report as they exist at the time of the inspection through visual means and operation of normal user controls. The main intention of this inspection is to point out any major deficiencies in the property. The home inspector does not necessarily possess licenses authorizing the rendering of detailed opinions regarding all of the systems, structures, and components of a building.

WHAT WE DO:

1. We perform a visual inspection in a good and workmanlike manner.
2. We tell you whether each item we inspect is performing the function for which it was intended or is in need of repair.
3. We will explain what we saw about each item.

WHAT WE DO NOT DO:

1. We do not make guarantees, representations or insure the performance or condition of any item after the date and time of this inspection. Please remember that almost every component in any house, except new construction, is in used condition and has ordinary wear and tear.
2. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, floor or wall coverings, or other furnishings. We do not inspect septic tanks, buried pipes or wiring. We cannot see items covered by walls or flooring. Repairs, painting or remodeling may hide evidence of prior damage or defects. We do not dismantle equipment to inspect component parts. We do suggest that you ask the owner about repairs, covered up items or previous problems.
3. We do not inspect for formaldehyde, lead, radon, mold or other environmental hazards unless the services are requested and are paid for.
4. We do not inspect for building codes, soil analysis, gas leaks, adequacy of design, capacity, efficiency, size, value, flood plain, pollution or habitability. Please remember that older houses do not meet the same standard as newer houses even though items in both might be performing functions for which they are intended.
5. We do not hold ourselves out to be specialists for any particular item. We are a general real estate inspection company. If we comment on any component of the property or report that an item is not performing its intended function and needs repair or replacement, we urge you to have that item examined by a specialist before purchasing the property. We do not give estimates of the cost to repair any item.

WHAT THE CLIENT MUST DO:

1. Client must notify us in writing of any complaints regarding our inspection within seven (7) days after receipt of our report.
2. If we comment on any component of the property or report that an item is in need of repair or is not performing its intended function and the Client intends to purchase the property anyway, we recommend that the Client have that item examined by a specialist before closing.
3. It is agreed by all parties that, to the extent allowed by law, any damages for breach of this contract are limited to the amount of the inspection fee.
4. If Client sues on this contract but does not prevail, Client agrees to pay our reasonable attorney fees.
5. Client acknowledges that the inspector has not made any oral representations that differ from or modify what is written in this report.
6. Client must not allow anyone else to use or rely on this report.

IF A MOLD INSPECTION IS ORDERED PLEASE READ CAREFULLY !!!!

PURPOSE AND SCOPE OF A MOLD INSPECTION: The purpose of the mold inspection is to identify visual mold or conditions that may be conducive to microbial growth, such as, musty odor, or evidence of water penetration, in the readily accessible areas of the property being inspected. A mold inspection is only a PARTIAL MOLD ANALYSIS and air samples are always required at an additional fee for a complete analysis of the property. The inspector is not liable for failure to discover any mold conditions, except those conditions that are readily apparent and accessible at the time of the inspection. A mold inspection is not a guarantee that a mold condition does or does not exist at the said property.

PURPOSE AND SCOPE AIR SAMPLING: The purpose of air sampling is to determine the species of mold present and the levels of mold in the air. The results of air sampling are indicative of the presence or absence of mold in the areas tested at the time the sampling was performed only. Mold air sampling is only a PARTIAL MOLD ANALYSIS, a mold inspection is always required at an additional fee for a complete analysis of the property. In the absence of established Threshold Limit Values control samples are taken outside to determine if an elevated mold condition exist.

MOLD SCREEN: A mold screen is a mold inspection with air sampling. It is the initial step to identifying any mold conditions at the property. Once a mold screen is performed, if any elevated mold conditions are discovered (through a visual means / air sampling / swab sampling / or any other sampling performed) – A MOLD SURVEY IS ALWAYS REQUIRED.

MOLD SURVEY: A mold survey is performed when the mold screen does reveal an elevated mold condition. A mold survey will identify the approximate origin of the mold discovered in the mold screen. It consists of numerous wall checks and sampling. A sketch of the structure is drawn up which will identify where the walls where checked. If a mold screen is ordered and it does reveal an unusual mold condition and a mold survey is not performed (as always required), then the purchaser of the initial mold screen accepts full responsibility and liability for the property inspected.

Client signature

Inspector signature