

COMMERCIAL & RESIDENTIAL INSPECTIONS

16435 N. 47th. Place, Phoenix, Arizona, 85032

Phone (602)-404-7951 Fax (602)404-7952

Arizona Board of Technical Registration # 38657

THIS CONTRACT LIMITS OUR LIABILITY...PLEASE READ CAREFULLY

This Agreement is between the client named in this contract and the inspection company.

I (client) hereby request a limited visual inspection of the structure(s) at the address named in 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 report when I receive it and promptly call the inspector with any questions I may have.

Initial Here _____

SCOPE OF INSPECTION

The scope of this inspection and report is a limited visual inspection of the general systems and components of the building 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 Arizona Standards of Professional Practice, ASHI, CREIA, Nevada, New Mexico, a copy of which is available upon request. The scope of the inspection is limited to the items listed within the report pages.

OUTSIDE THE SCOPE OF THE INSPECTION

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

The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risks for all conditions which are concealed from view at the time of the inspection.

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

Building code or zoning ordinance violations.

Geological stability or soils conditions.

Structural stability or engineering analysis.

Termites, pests or other wood destroying organisms.

Asbestos, radon, formaldehyde, lead, water or air quality.

Electromagnetic radiation or any environmental hazards.

Building value appraisals or cost estimates.

Condition of detached buildings

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Pools, spas bodies and underground piping.
Specific components noted as being excluded on the individual systems forms.
Individual system inspection forms
Private water or private sewage systems.
Saunas, steam baths, or fixtures and equipment.
Radio-controlled devices, automatic gates, elevators, lifts, dumb-waiters and thermostatic or time clock controls.
Water softener / purifier systems or solar heating systems.
Furnace heat exchangers, freestanding appliances, security alarms or personal property.
Adequacy or efficiency of any system or component.
Prediction of life expectancy of any items.

(Some of the above items may be included in this inspection for additional fees – check with your inspectors.)

Your inspector is a building inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, clients must do so at client's expense.

I have read and agree to the above scope of inspection.

INITIAL HERE _____

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved informally between the parties or by arbitration conducted in accordance with the rules of the recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the Home Inspection Industry. The Arbitrator shall conduct summary judgement motions and enforce full discovery right as a court would provide in civil proceeding by legal code.

CONFIDENTIAL REPORT : The inspection report is to be prepared for client, solely and exclusively for client's own information, and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but said persons are not specifically intended beneficiaries of this agreement or the inspection report. Client and inspector do not in any way intend to benefit said

seller or the real estate agents directly or indirectly through this Agreement or the inspection report. Client agrees to indemnify, defend, and hold harmless from any third party claims arising out of clients unauthorized distribution of this inspection report.

INITIAL HERE _____

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ATTORNEY'S FEES : The prevailing party in any dispute arising out of this agreement, the inspection, or report (s) shall be awarded all attorneys fees, arbitrator and other costs.

SEVERABILITY : Client and inspector agree that should a court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

DISPUTES : Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the subject property, as limited herein above, shall be made in writing and reported to the inspector within ten business days of discovery. Client or client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the inspector. Client understands and agrees that any failure to notify the inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

LIMITATION ON LIABILITY

Inspector's Liability for mistakes or omissions in this inspection report is limited to a refund of the said fee paid for this inspection and report. The liability of the inspector's principals, agents, and employees is also limited to the fee paid. This limitation applies to anyone who is damaged or has to pay expenses of any kind because of mistakes or omissions in this inspection and report. This liability limitation is binding on client and client's spouses. Heirs, principals, assigns and anyone else who may otherwise claim through client. Client agrees to immediately accept a refund of the fee as full settlement of any and all claims which may ever arise from this inspection.

Client understands that if Client wants an inspection **without a limit on liability to a refund of the fee paid** for the inspection, Client may pay an additional fee to receive a report without the limitation.

CLIENT : _____

ADDRESS : _____

CHOICES CONTINUED ON NEXT PAGE

**COMMERCIAL & RESIDENTIAL INSPECTIONS
CONTRACT**

CLIENT, PLEASE INITIAL YOUR CHOICE BELOW :

_____ **I DO NOT AGREE** to pay an additional fee to remove the limit of liability to a refund of the fee paid.

_____ **I AGREE TO** pay an additional fee of \$ _____ to remove the limit of liability to a refund of the fee paid.

PERMITS

_____ **I DO NOT AGREE** _____ **I DO AGREE**

to pay an additional fee of \$ _____ for inspector to research and provide all building permits that appear on the municipal records for the property listed below.

Property

Address: _____

LIMITED LIABILITY INSPECTION FEE \$ _____

INSPECTION FEE \$ _____

FEE \$ _____

PERMIT RESEARCH FEE \$ _____
TOTAL INSPECTION FEE \$ _____

SIGNED _____ DATED _____

SIGNED _____ DATED _____

INSPECTOR _____ DATED _____

I have read, understand and agree to all of the terms of this contract and agree to pay the fee listed above.

All fees due at starting time of inspection.