



## Inspection Agreement

Inspector Homes LLC agrees to conduct a generalist home inspection for \_\_\_\_\_ (or client), on the property located at \_\_\_\_\_. This inspection will be conducted on or about \_\_\_\_\_. Legal access and all utilities must be available for this inspection. A typed written report will be produced for the client as a result of this inspection that substantially complies with the Standards of Professional Practice as adopted by the State of Arizona. Compensation is to be rendered per the conditions set forth below. Cancellation or postponement of the inspection must be made twenty four or more hours prior to the scheduled inspection or a \$40.00 consideration fee may be assessed.

This inspection is one of a generalist and not a specialist. Inspections done in accordance with the Standards are visual, not technically exhaustive and will not identify concealed conditions or latent defects. It will however, provide the client with a better understanding of the property conditions, as observed at the time of inspection. Any items not readily accessible or those excluded by the client will not be observed. Likewise, items exclude by the Standards such as, but not limited to; Life expectancy of any component or system, Methods, costs, or materials for repairs, Advisability or inadvisability of the purchase of the property, or suitability of the property for specialized use will not be discussed. The inspector will not; Calculate the strength, adequacy, or efficiency of any system or component, Enter any area or perform any procedure which may damage the property or its components, or be dangerous to the inspector or other persons including areas with less than 36 inches clear headroom, Disturb insulation, or Move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility. Furthermore, the inspector is not required, certified, nor equipped to inspect; Geological or soil conditions, Solar systems, Antennae or satellite equipment, Telephone, Cable, Security systems or intercoms, Chimney flues, Uniformity or adequacy of heating or cooling supply to various rooms, Determine onsite water quality or quantity, Fire and lawn sprinkler systems, Water conditioning systems, Determine the presence or absence of any suspected hazardous substance including but not limited to Radon, toxins, fungus, mold and spores, carcinogens, noise, contaminants in soil, water, and air. Inspector Homes LLC shall be held harmless if any of these are mentioned or eluded to within the report for informational purposes. Most of these items are areas for a specialist who can be employed separately and independently of Inspector Homes LLC.

Clients are encouraged to interview with the inspector in person at the close of the inspection to review and clarify any information contained within the report. Inspector Homes LLC shall not be held responsible for misuse or misinterpretation of reported items or conditions. Nor be responsible for damages resulting from failure to act upon recommendations for service or for unobservable items noted or not noted within the report. Any dispute or claim shall be directed to Inspector Homes LLC for resolution pursuant to the terms of their Warranty.

Thermal imaging is an additional tool for gathering information about the house with regards to thermal and radiation patterns observed by the use of an infra-red camera and can be useful in helping the client get the information they need. Use of this technology is an additional service to the standard report. A \$40.00 fee is applicable for incorporating these images and information into the report. Initialing here \_\_\_\_\_ accepts the fee and service. The service is considered waived if not initialed.

Compensation for the report, in the amount of \_\_\_\_\_, is due at the time of service and may be remitted by cash, check, or credit card. Payments not made at time of service are subject to a \$50.00 service fee. A 2% charge as well as any fees for collection will be added monthly to the unpaid balance.

I agree to pay the above sum and accept all conditions of the agreement. I understand that in my absence or with consent, my agent may act on my behalf. Payment, even without signature, is an acceptance of these terms.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_