

Professional Real Estate Inspections, Inc.

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INSPECTION AGREEMENT

PROPERTY ADDRESS: _____
Inspection Date: _____ Time: _____ am pm Inspection Fee: \$ _____
Client Name: _____
Clients Address: _____
Client's Phone: _____ Cell: _____
Client Email (to send report): _____
Agent Name: _____ Cell: _____
Company: _____ Phone: _____
Agent Email: _____

I would like to thank you for choosing PriTech Professional Real Estate Inspections to assist you with your property evaluation. We will work diligently on your behalf and will remain your consultant. Your report can be sent to you and your agent via e-mail, fax or mailed.

Please read and sign this Inspection Agreement which becomes part of the final report and ensure the client information is complete as this will assist in facilitating the inspection process. A copy of the inspection summary report will be sent to the real estate agents to expedite the closing process. This document explains the Scope of the Inspection, Limits of the Inspection, General Exclusions, Terms and Conditions as well as Limitations of Liability. You may call us for an explanation of this agreement or any aspect of the report which you do not fully understand.

SCOPE OF INSPECTION

The purpose of the inspection is to report the general condition of the home and identify and disclose major defects and deficiencies of the inspected systems and components which existed at the time of the inspection and which are evident to the inspector upon ordinary visual observation. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects.

The inspection is intended to evaluate systems and components of the primary premises. Included with the inspection is the evaluation of primary attached garages/carports/decks/ porches/patios. The inspection does not include evaluation of detached garages/ carports/ patios /decks/pools/spas or other structures unless explicitly specified.

The client is encouraged to accompany the inspector during the inspection. Client participation shall be at the client's risk for personal injury or damage to person or property for any reason or from any cause. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client(s). The inspection report is not transferable. However, a copy of the inspection summary report will be sent to the real estate agent(s) to assist you and to expedite the closing process.

Systems and components to be inspected include: exposed and visible foundations and structures, exteriors, roofing, plumbing, electrical, attic, interiors, bathrooms and kitchen, basement and crawlspaces, heating and central air conditioning, and garage or carport.

LIMITS OF THE INSPECTION

The inspection is limited to the readily accessible and visible systems, equipment and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

GENERAL EXCLUSIONS

The following conditions are NOT within the scope of this home inspection:

- 1) Water or air quality
- 2) Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment.
- 3) Items that are obstructed, inaccessible or not in plain view.
- 4) Mold or mold types. We are fully certified to perform mold inspections; this is a separate inspection that can be scheduled at an additional price. If you are interested please call for information.
- 5) Animal or insect infestations (WDO).

Examples of the conditions excluded above include the presence or absence of environmental hazards, asbestos, lead paint, lead pipes, lead solder, radon, urea formaldehyde insulation, toxic wastes, polluted water, mold, termite/pest infestation or structural wood rot/decay that are not visible or behind obstruction. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation.

You acknowledge and agree that this is a generalist Inspection. The inspection report and findings are limited in nature and scope, and that the following are outside the scope of the inspection, therefore they cannot be accurately assessed by the inspector during a limited inspection: appliances, Ancillary electrical systems (including: TV cable systems and antennas, intercom systems, lightning protection systems, playground equipment, swimming pools, hot tubs/spas, free standing heating stoves, humidifiers, air purifiers, solar systems, water softeners and filters, wells, septic systems, latent defects, adequacy of system designs, zoning or building code compliance, heating cables, fire escapes, elevator components and shafts, air-quality analysis, concealed wiring, door opening and doorbell systems, fire alarm systems, security systems, telephone systems). Basic operational testing of built-in kitchen appliances is performed (dishwasher/oven/range/microwave/garbage disposal). No determination beyond basic operation is made regarding the performance or service life of appliances.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will continue to function.

TERMS AND CONDITIONS:

A. The Client recognizes that this is a generalist inspection report and that the report is solely for the benefit of the Client and that any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

B. The client agrees that any claim arising in connection with this agreement shall be made in writing to the company at the address above by certified mail, return receipt requested within 3 days after discovering any problem with in the first 30 days after initial inspection.

C. The client agrees to allow the inspection company to re-inspect before changing the condition of the problem, except in an emergency. Failure to allow the inspection company the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims client may have against the company.

D. The client agrees that any claims against the inspection company for damages, breach, errors and omissions of this contract or report(s) are limited to the maximum amount of a full refund of the inspection fee only.

E. The Client agrees that this agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties and supported by valid consideration.

LIMITATION OF LIABILITY:

It is understood and agreed that PriTech Professional Real Estate Inspections, Inc. is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The Client hereby releases and exempts the Inspection Company, its agents, employees of and from all liability, responsibility and "Errors and Omissions" for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature.

Additional Inspection Fees: Additional Item(s): _____
(Detached building-\$35, Crawl Space-\$35, Microbial/Fungal Sampling-\$75 each, Pool/Spa-\$35)

ACKNOWLEDGEMENT:

I / We, the undersigned, have carefully read the preceding Inspection Agreement and Description and fully understand and agree with the limitations, exclusions and terms described. Client further agrees that this document must be signed as well as all fees paid and returned to the inspection company prior to receiving inspection report unless previous arrangement have been approved by Inspection company.






Client Signature: _____ Date: _____

Inspector's Signature: Anthony Perez _____ Date: _____

Please let us know how you heard about us.

- | | | |
|--|---|---------------------------------------|
| <input type="checkbox"/> AT&T Phone Book | <input type="checkbox"/> Talking Phone Book | <input type="checkbox"/> Yellow Book |
| <input type="checkbox"/> Internet | <input type="checkbox"/> Family/Friends | <input type="checkbox"/> Realtor |
| <input type="checkbox"/> Newspaper | <input type="checkbox"/> Bill Board | <input type="checkbox"/> Other: _____ |

We accept the following as payment **on-site** or **by fax**.

- | | | | | |
|--|--|--|---|--|
| <input type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/>  |
| <input type="checkbox"/> Local Check (Only) _____ | <input type="checkbox"/> Cash _____ | <input type="checkbox"/> Certified Funds _____ | | |

For your convenience we now accept **PayPal™**
Just click on the **Pay Now** button for a safe and secure online payment.

